

# SPECIAL MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Tuesday, April 18, 2023

6:00p.m.

#### MEMBERS

Loretta Grentzer - Chair

Clyde Shetler – Vice-Chair

Lisa Bauer - Member

Joseph Fetzer - Member

Sherry Roberts - Secretary

Gregory Huffman - Alternate

Joseph Kruse - Alternate

#### STAFF

Kathryn A Dale, AICP, Zoning Inspector

**MEETING PROCEDURE:** The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other Township boards and commissions, we only hear relevant, sworn testimony from the Appellant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Appellant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, proceed to the podium, and state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. Other persons with standing to testify are to limit their remarks to three (3) minutes or less. These limitations may be extended if the Board requests or approves further testimony.

**I. Call to Order.**

**II. Pledge of Allegiance.**

**III. Roll Call.**

**IV. Adjudication Hearings.**

- a. **BZA-2023-048 246 Bedford Street.** Request for Area Variances from Section 5.1.8 to allow for a new single-family home to encroach into the north, front-yard setback (3.5' proposed/ 20' required) and to Section 3.5 to exceed the maximum lot coverage (51% proposed/ 40% max. allowed). **David & Darlene Bender, Owners/ Applicants; Rick Jozity, Architect/ Agent.**
- b. **BZA-2023-053 8358 Gravel Bar.** Request to construct a single-family dwelling needing Area Variances from Sec. 3.5 to exceed the max. lot cov'g (80% proposed/ 40% allowed), Sec. 5.1.7 to allowed both the west & east side-yard setbacks to be encroached upon (0' proposed/5' required), & Sec. 7.12.3.A. to allow more square footage to be added onto a nonconforming structure than permitted (583s.f.; 33% proposed/352s.f.; 20% allowed). **Scott & Cynthia Street, Owners/ Applicants.**
- c. **BZA-2023-054 9045 & 9065 E. Harbor Road.** Request for Area Variances from Sec. 3.5 to allow for reduced setbacks to new parcel #1 (10' west, side-yard proposed/ 15' required); new parcel #3 (10' east, side-yard proposed/ 15' required and 45' front-yard proposed/ 50' required); and remainder, main parcel (10' west & east, side-yard proposed/ 15' required and 15' rear-yard proposed/ 25' required). **Chris Skinner, Owner/Applicant.**

**V. Adjournment.**