

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, May 17, 2023

4:00p.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.

4:00p.m.

- a. **BZA-2023-087 5783 Von Glahn.** Request for a Conditional Use in accordance with Section 3.4 and Section 4.18 to install a solar field at the wastewater treatment plant. **Ottawa County Commissioners, Owner/ Applicant; Ryan Barth, Ottawa County Sanitary Engineer’s Office, Agent.**

4:45p.m.

- b. **BZA-2023-086 Replat Lot 41A, Harbor Bay Estates.** Request for a Conditional Use in accordance with Section 3.4 and Section 4.7 for 28 condominium units. **Louisville Title Agency of NW OH, Scott Prephan, Owner/Applicant; Michael Prossor, Agent.**

6:00p.m.

- c. **BZA-2023-079 230 Sackett.** Request for Area Variance from Section 5.7.3 to allow for an addition to encroach into the average east, front-yard setback (12.6' proposed/ 16.7' avg. required) and from Section 5.1.7 to allow the north, side-yard setback to be encroached upon (4' proposed/ 5' required). **Carl & Terri Sims, Owner/Applicant.**

6:30p.m.

- d. **BZA-2023-084 351 Shrock.** Request for Area Variance from Section 5.1.7 to allow for an addition to encroach into the south, side-yard setback (3.05' proposed/ 5' required). **Marcel Sorgi, Owner/ Applicant.**

7:00p.m.

- e. **BZA-2023-088 233 Bedford.** Request for Area Variance from Section 5.1.7 to allow for a new home to encroach into the south, side-yard setback (2.64' proposed/ 5' required). **Kent & Jen Brandeberry, Owners/ Applicants.**

7:30p.m.

- f. **BZA-2023-091 81 Margaret.** Request for Area Variances from Section 5.1.7 to allow for an addition to encroach into the south, side-yard setback (3.9' proposed/ 5' required) and to Section 7.12.3.A to allow more cumulative square footage to be added onto a nonconforming structure than permitted [627.2s.f (48.6%) total; 294s.f. (22.8%) new proposed/ 257.8s.f. (20%) allowed). **Chester “CJ” & Marissa Gosik, Owner/Applicant.**

- V. **Approval of the Board of Zoning Appeals April 18, 2023 Special Meeting Minutes and the April 19, 2023, Regular Meeting Minutes.**
- VI. **Signing of Decision Sheets.**
- a. **BZA-2023-025 9940 & 9980 E. Harbor Road.** Request for an Area Variance from Section 3.5 to allow for a new commercial storage building to encroach into the front-yard setback (30' proposed/ 50' required). **John Spencer, Owner/Applicant; Curtis Knoch/ Agent.**
 - b. **BZA-2023-039 5826 Sweetbriar.** Request for an Area Variance from Section 5.1.7 to allow for a deck enclosure addition to encroach into the north, side-yard setback (5' required/4'2" proposed). **Timothy & Cheryl Harmsen, Owners/Applicants; John Sachs, Contractor/ Agent.**
 - c. **BZA-2023-050 2017 Nan.** Request for an Area Variance from Sec. 5.2.1.A.i.b to allow more cumulative accessory building square footage than permitted (1,520s.f. proposed/1,200s.f. allowed). **James & Jeanette Williams, Owners/Applicants.**
 - d. **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.**
 - e. **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.**
 - f. **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.**
- VII. **Unfinished Business.**
- VIII. **New Business.**
- IX. **Reports & Communications from Members & Staff.**
- X. **Adjournment.**