

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, April 17, 2024

6:00p.m.

MEMBERS

Clyde Shetler - Chair

Sherry Roberts – Vice-Chair

Joseph Fetzer - Member

Loretta Grentzer - Member

Gregory Huffman - Secretary

Joseph Kruse - Alternate

Julie Cottingham - 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-2024-065 5871 Sweetbriar.** Request for an Area Variance from Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 398.4s.f. allowed/ 31.3%; 624s.f. proposed). **John Marconi, Owner/Applicant.**
- b. **BZA-2024-071 324 Sycamore.** Request for Area Variances from Section 3.5 to allow for an addition onto the existing home to exceed the lot coverage (55% allowed/ 65% proposed) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 285s.f. allowed/ 26.3%; 375s.f. proposed). **A. Frederick & Rosemary Seling, Owners/ Applicants.**
- c. **BZA-2024-073 7465 E. Bayshore.** Request for an Area Variance to Section 5.2.D.iii to allow for detached accessory buildings to encroach into the north, side-yard setback (5' required/2.4' proposed), east, rear-yard setback (5' required/ 2.76' proposed) and south, side-yard setback (5' required/ 0' proposed) and Section 3.5 to allow the lot coverage to be exceeded (40% allowed/41.8% proposed). **Mark & Shawn Weiss, Owners/ Applicants.**
- d. **BZA-2024-075 6544 E. Bayshore.** Request to replace a mobile home unit with Area Variances to Section 3.5 & 5.9.4 to allow for the minimum house width to be less than 20' (15' proposed), Section 5.6 to allow for less than 600s.f. on the 2nd floor (540s.f. proposed), Section 5.2.1.B. to allow for an existing shed to remain in the front-yard, Section 5.2.1.D.iii. to allow for the new home to be less than 5' from the existing shed (3.45' proposed). **Kyle & Colleen Hickman, Owners/ Applicants.**
- e. **BZA-2024-079 2155 Lattimore.** Request for Area Variances to Section 3.5, 5.2.1.B & 5.12.1.B. to allow for a pergola & in-ground pool to be located in and encroach into the front-yard setback (0' proposed for pergola, 18' proposed for pool/ 25' required). **Jeff & Sherri Lippus, Owners/ Applicants.**

V. Approval of the Board of Zoning Appeals March 20, 2024, Regular Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2024-034 1795 Danielle.** Request for an Area Variance to Section 5.2.D.iii to allow for detached accessory buildings to encroach into the south, side-yard setback (5' required/ 1.5' proposed) and to be 0' from the principal structure where a 5' separation is required. **Michael Internicola, Owner/ Applicant.**
- b. **BZA-2024-040 81 Margaret.** Request for Area Variances from Section 5.1.7 to allow for a front porch addition to encroach into the west, front-yard setback (6'7" proposed/ 20' required) and to Section 7.12.3.A to allow more cumulative square footage to be added onto a nonconforming structure than permitted [965s.f (74.8%) total; 632s.f. (38.9%) new proposed/ 257.8s.f. (20%) allowed). **Chester "CJ" & Marissa Gosik, Owners/ Applicants.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.