

# REGULAR MEETING AGENDA

## DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, May 15, 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.**

**V. Approval of the Board of Zoning Appeals April 17, 2024, Regular Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- 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.**

**VII. Unfinished Business.**

**VIII. New Business.**

a. **1-Year Extension Request (Set to Expire May 17, 2024):**

**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. **1-Year Extension Request (Set to Expire May 17, 2024):**

**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. **1-Year Extension Request (Set to Expire May 17, 2024):**

**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.**

**IX. Reports & Communications from Members & Staff.**

**X. Adjournment.**