

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, July 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-2024-159 233 Bedford.** Request for Area Variances from Section 5.2.D.iii to allow for the installation of an accessory structure to encroach into the north, side-yard setback (1.5' proposed/ 5' required) and into the east, rear-yard setback (0' proposed/5' required) and to Section 3.5 to allow the lot coverage to be exceeded (40% allowed/ 41% proposed). **Kent & Jen Brandeberry, Owners/ Applicants.**
- b. **BZA-2024-164 344 Hidden Beach.** Request for Area Variances from Section 5.2.D.iii to allow for the installation of an accessory structure to encroach into the west, rear-yard setback (1.5' proposed/ 5' required), into the north, side-yard setback (2' proposed/ 5' required) and to be separated from the house less than 5' (4.25' proposed). **Todd & Kirsten Cassaro, Owners/ Applicants.**
- c. **BZA-2024-165 2488 Knobhill.** Request for Area Variances from Section 5.2.D.iii to allow for the installation of an accessory structure to encroach into the south, side-yard setback (1' proposed/ 5' required) and into the west, rear-yard setback (1' proposed/5' required). **Patrick & Roseanne O'Keeffe, Owners/ Applicants.**
- d. **BZA-2024-167 304 Walnut.** Request for Area Variances from Section 3.5 to allow for an addition on the existing home to exceed the lot coverage (55% allowed/ 62.8% proposed) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 197.6s.f allowed/ 22.1%; 218s.f. proposed). **Dexter & Melanie Woods, Owners/ Applicants.**

V. Approval of the Board of Zoning Appeals June 18, 2024, Regular Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2024-131 9451 E. Harbor Road.** Request for Area Variances to Section 6.4 to allow a 3rd ground sign on the school property (1 permitted), to exceed the sign square footage (46.974s.f. proposed/ 32s.f. allowed), to allow the height to be exceeded (7'4" proposed /6' allowed), to allow the sign width to be exceeded (12'8" proposed/ 12' allowed), to allow the sign to be internally lit (only externally lit allowed) & to Section 6.4.2.B to allow an electronic message center, which is specifically prohibited. **Danbury Local School District, Shane Baumgardner, Treasurer, Applicant/ Owner; Matthew Sagone, Attorney/ Agent.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.