

**RECORD OF PROCEEDINGS**

Minutes of

Meeting

**Danbury Township Board of Zoning Appeals**

GOVERNMENT FORMS &amp; SUPPLIES 844-224-3338 FORM NO. 10148

Held \_\_\_\_\_

August 21, 2024

The Danbury Township Board of Zoning Appeals Meeting was called to order at 6:00p.m. by Chair, Mr. Clyde Shetler at the Township Hall. The Pledge of Allegiance was recited.

The roll call showed the following members present: Chair, Mr. Clyde Shetler, Secretary, Mr. Greg Huffman, Member, Mr. Joseph Fetzer and Ms. Loretta Grentzer, and Alternate Member, Mr. Joseph Kruse. Vice-Chair, Ms. Sherry Roberts, and Alternate, Ms. Julie Cottingham were excused. Ms. Kathryn Dale, Zoning & Planning Administrator, was also excused. Visitors' present included Peter Corrado and Trustee Dianne Rozak.

There were no adjudication hearings.

**Approval of Board of Zoning Appeals  
July 17, 2024, Regular Meeting Minutes**

Ms. Grentzer made a motion to approve the July 17, 2024, regular meeting minutes as presented. Mr. Kruse seconded the motion. All were in favor, motion carried.

**Signing of Decision Sheets**

The Chair asked if the Board had the opportunity to review the Decision Sheets presented for the following cases. Mr. Huffman motioned for approval of the decision sheets as presented. Mr. Kruse seconded. All were in favor and the motion carried.

- 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.**

**Unfinished Business**

There was none.

**New Business**

- a. **1-Year Extension Request (Set to Expire August 16, 2024):**  
**BZA-2023-124**      **9341 Northshore Blvd.** Request for Area Variances from Section 5.7.2 to allow for an addition to encroach into the south, front-yard setback (16' proposed/ 25' required) and to Section 7.12.3.A to allow more cumulative square footage to be added onto a nonconforming structure than permitted [1,628s.f (114%) total new proposed/ 285s.f. (20%) allowed]. **Laura Clay, Owner/Applicant.**

The Chair asked if the Board had the opportunity to review the extension request presented for consideration. Ms. Grentzer motioned for approval for a 1-year extension. Mr. Kruse seconded. All were in favor and the motion carried.

**Other Business**

Trustee Dianne Rozak was present to discuss what the Trustees decision was in regard to a response to the school's 2<sup>nd</sup> electronic sign that was denied 6 variances but installed anyway. Ms. Rozak read the letter that the Board of Trustees prepared and sent to the Board of Education and explained why the Township would not be pursuing an injunction against the school district.

**Reports and Communications from Members and Staff**

There was none.

Danbury Township Board of Zoning Appeals

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Adjournment

Mr. Huffman moved to adjourn the meeting and Mr. Kruse seconded the motion. All in attendance were in favor and the motion carried.

The meeting was adjourned at 6:17p.m.

Kathryn A Dale  
RECORDING SECRETARY

Clyde Shetler  
Clyde Shetler

Joseph Kruse

Greg Huffman  
Greg Huffman

Joseph Fetzer  
Joseph Fetzer

Loretta Grentzer  
Loretta Grentzer  
BOARD OF ZONING APPEALS

20 Held

GOVERNMENT FORMS & SUPPLIES 844-224-3398 FORM NO. 10148