

REGULAR MEETING AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, October 16, 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-2024-245 292 Gravel Bar.** Request for Area Variances from Section 5.1.7 to allow for an addition to encroach into the south, side-yard setback (1'8" proposed/ 5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 216.8s.f. allowed/ 120%; 1,295s.f. proposed). **Joseph Nejd, Owners/ Applicants; John Feick, Architect/Agent.**
- b. **BZA-2024-251 7479 E. Harbor Road.** Request for an Area Variance from Section 5.2.D.iii to allow for a leanto/porch addition onto an existing garage to encroach into the east, side-yard setback (0' proposed/ 5' required) and Section 7.12.3.A to allow more square footage to be added onto a nonconforming structure than permitted (20%; 80s.f. allowed/ 28%; 112s.f. proposed). **Gabe Gerard, Owner/ Applicant.**

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

VI. Signing of Decision Sheets.

- a. **BZA-2024-216 6050 E. Port Clinton Eastern.** Request for an Area Variance from Section 5.2.1.D.i to allow for a detached garage to exceed the 20' building height requirement (22'2" proposed). **William & Deborah Steinbrick, Owners/ Applicants.**
- b. **BZA-2024-218 222 Willowdale.** Request for an Area Variance from Section 5.1.7 to allow for a deck to encroach into the west, front-yard setback (17' proposed/ 20' required). **Craig & Annette Parsell, Owners/ Applicants.**
- c. **BZA-2024-221 7816 & 7834 E. Harbor Road.** Request an Area Variance from Section 3.5 to allow for a lot split that results in two new parcels that will each contain less than the 1-acre minimum lot size (0.5629ac. for 7816 E. Harbor Rd. & 0.8889ac. for 7834 E. Harbor Rd.). **Carol Bushee-Dunfee, Owner/Applicant.**

VII. Unfinished Business.

VIII. New Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.