

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, December 18, 2024

6:00p.m.

MEMBERS

Clyde Shetler - Chair

Sherry Roberts – Vice-Chair

Joseph Fetzer - Member

Joseph Kruse - Member

Gregory Huffman - Secretary

Julie Cottingham - Alternate

James Switzer - 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-2024-287 355 S. Bridge.** Request for an Area Variance from Section 5.10.3.C.ii to allow for a reduction in the number of required on-site commercial parking spaces (85 required/ 62 proposed). **Peninsula Endeavors/ Roberta Bero, Owner/Applicant; Jill Stevenson, Co-Owner/Agent.**
- b. **BZA-2024-312 253 Worthy.** Request for an Area Variance to Section 5.2.D.iii to allow for an accessory building to be placed closer to the house than allowed (2' proposed/ 5' required). **Tim & Lori Kleman, Owner/Applicant.**

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

VI. Signing of Decision Sheets.

- a. **BZA-2024-266 399 Hidden Beach.** Request for Area Variances from Section 5.1.7 to allow for an addition to encroach into the north, side-yard setback (4.14' proposed/ 5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 194.8s.f allowed/ 60.4%; 589s.f. proposed). **Scott Ziembowicz, Owner/ Applicants; Lee Short, Architect/Agent.**
- b. **BZA-2024-274 2498 Knobhill.** Request for Area Variances to Section 5.2.D.iii to allow for a detached accessory building to encroach into the north, side-yard setback (5' required/ 1' proposed), into the west, rear-yard setback (5' required/ 1' proposed) and to be separated from the existing house deck by 1.5' (5' required). **Sonja Toma, Owner/ Applicant.**
- c. **BZA-2024-280 9608 E. Bayshore Road.** Request for Area Variances from Section 5.2.D.iii to allow for a garage addition onto an existing garage to encroach into the east, rear/side-yard setback (2.5' proposed/ 5' required), Section 5.2.1.A.i.b. to allow more cumulative accessory bldg. square footage than allowed (1,200s.f. permitted/ 1,680s.f.

proposed) and to Section 7.12.3.A to allow more square footage to be added onto a nonconforming structure than permitted (20%; 120s.f. allowed/ 180%; 1,080s.f. proposed). **Brad Hutcherson, Owner/ Applicant.**

- d. **BZA-2024-281 525 Hillcrest.** Request for Area Variances from Section 5.1.7 to allow for an addition to encroach into the west, front-yard setback (16.4' proposed/ 20' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 599.2s.f allowed/ 78.6%; 2,198s.f. proposed). **David & Wendy Stahanczyk, Owner/ Applicant; Evan Jones, Architect/Agent.**

VII. Unfinished Business.

VIII. New Business.

- a. **1-Year Extension Request (Set to Expire December 20, 2024):**
BZA-2023-267 626 Lakefront. Request for an Area Variance from Section 3.5 to allow for an addition to the existing house that will result in the maximum lot coverage to be exceeded (55% allowed/ 59.1% proposed). **Thomas & LuAnn Ramsdell, Owners/ Applicants; Feick Design Group, John Feick, Architect/ Agent.**
- b. Oath for Jim Switzer
- c. Election of Officers
- d. Acceptance of By-Laws and 2025 Meeting Schedule.

Elected officers are permitted to hold the same elected position for a maximum of two (2) consecutive years and must abstain for one (1) full year before being re-elected to that position.

Chair: Clyde – 2024
Vice Chair: Sherry – 2024
Secretary: Greg – 2024

IX. Reports & Communications from Members & Staff.

X. Adjournment.