

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, April 16, 2025

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-2025-040 253 Worthy.** Request for an Area Variance to Section 5.2.D.iii to allow for an accessory building to encroach into the south, side-yard setback (3' proposed/ 5' required). Area Variance to Section 5.1.7 to allow for a porch & carport addition to encroach into the side-yard setbacks (north 2.7' proposed/ south 4.9' proposed/ 5' required) and to Section 7.12.3.A to exceed the square footage permitted onto a nonconforming structure [580s.f. (62.7%) proposed/ 185s.f. (20%) allowed]. Additional Area Variance from Section 3.5 to exceed the maximum 40% lot coverage (41.7% proposed). **Tim & Lori Kleman, Owner/Applicant; Kevin Lamb, Contractor/Agent.**
- b. **BZA-2025-045 292 Gravel Bar.** Request for Area Variances from Section 5.1.7 to allow for the rebuild of a single-family home to encroach into the south, side-yard setback (1'8" proposed/ 5' required) and to Section 7.12.3.C to raze an existing nonconforming structure more than 75% of the existing floor area and rebuild in the same location. **Joseph Nejdil, Owners/ Applicants; John Feick, Architect/Agent.**

#### **V. Approval of the Board of Zoning Appeals March 19, 2025, Regular Meeting Minutes.**

#### **VI. Signing of Decision Sheets.**

- a. **BZA-2025-009 355 S. Bridge.** Request for an Area Variance from Section 5.10.3 to reduce the parking size to 9' x 18' for 71 of the parking spaces where 10' x 20' is the size required. Section 5.10.3.C.ii to reduce the number of parking spaces required to 79 (85 required). Section 5.10.4.A.i to allow the edge of the parking area to be 3' from the property line where 5' is required from the west, front property line and east rear property line. **Peninsula Endeavors/ Roberta Bero, Owner/Applicant; Jill Stevenson, Co-Owner/Agent.**

- b. **BZA-2025-014 10240 E. Bayshore Road.** Request for a Conditional Use for a Resort Expansion in accordance with Section 3.4 & 4.17 to allow for 2 new cabins. **Stuckert's Bay Willo Lodges, LLC, Linda Brown Trustee, Owner/Applicant; Tim Brown, Agent.**
- c. **BZA-2025-022 7620 Downend.** Request for Area Variances to Section 5.2.1.A.i.b. to allow more cumulative accessory building space than permitted (1,200s.f. allowed/ 1,418s.f. proposed) and to Section 5.2.1.D.iii. to allow for a leanto addition to encroach into the south, side-yard setback (5' required/ 3.75' proposed). **Richard Zilch, Owner/Applicant.**
- d. **BZA-2025-026 272 Lighthouse Oval.** Request for Area Variances from Section 4.5.3 to allow for an addition to encroach into the required rear-yard setback (18' proposed/ 25' required) and to Section 4.5.6 to allow an addition and shed to exceed the maximum lot coverage (45.5% proposed/ 40% allowed). **Jonathan & Natalie Earl, Owners/Applicants.**

**VII. Unfinished Business.**

**VIII. New Business.**

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

**X. Adjournment.**