

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, May 21, 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-2025-067 2471 Port Pleasant.** Request for an Area Variance to Section 5.1.7 to allow for a covered front porch addition to encroach into the west, front-yard setback (14' proposed/ 20' required). **Francisco & Christine Orozco, Owner/Applicant.**
- b. **BZA-2025-069 237 Sunnydale.** Request for an Area Variance from Section 5.2.1.A.i.b to allow for more cumulative accessory building space than permitted (1,200s.f. allowed/ 1,416s.f. proposed). **William & Lora Hunt, Owner/Applicant.**
- c. **BZA-2025-072 8582 Billings.** Request for an Area Variance from Section 5.1.7 to allow for an elevated deck to encroach into the front-yard setback (14' proposed/ 20' required) and to Section. 7.12.3.A to allow more square footage onto a nonconforming structure than permitted [288s.f. (20%) allowed/ 768s.f (53.3%) previously approved/ additional 84s.f (59.2%) now proposed]. **Fred & Julie Reinhart, Owners/Applicants.**
- d. **BZA-2025-077 453 Walnut.** Request for an Area Variance to Section 3.5 to allow for an addition onto the existing home that will result in the maximum lot coverage to be exceeded [45% (1,730s.f.) allowed/ 46.3% (1,780s.f.) proposed]. **Randy & Karen Huffman, Owners/Applicants.**

**V. Approval of the Board of Zoning Appeals April 16, 2025, Regular Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- 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.**

**VII. Unfinished Business.**

**VIII. New Business.**

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

**X. Adjournment.**