

REGULAR MEETING

AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, August 19, 2026

6:00p.m.

MEMBERS

Greg Huffman - Chair

Joseph Fetzer – Vice-Chair
Julie Cottingham – Secretary
Sherry Roberts - Member

Clyde Shetler - Member
James Switzer - Alternate
Jonna Hinton - 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-2026-161 524 W. Sixth Street.** Request for Area Variances from Section 5.2.2. to allow for the principal building to be located closer to the detached accessory building than allowed (2'8" proposed/ 5' required) and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 320.2s.f. allowed/ 36.2%; 579.4s.f. proposed). **Rachel Murphy, Owner/ Applicant.**
- b. **BZA-2026-170 8183 E. Lake Blvd.** Request for an Area Variance to Section 3.5 to allow the maximum height of a new single-family home to be exceeded (35' max. allowed/ 38.5' proposed). **Andrew & Cassandra Burns, Owners/Applicants; Doug Price, H&H Custom Homes, Agent.**
- c. **BZA-2026-171 9680 E. Harbor Road.** Request for a Conditional Use in accordance with Section 3.5 and 4.20 to allow for a Storage Area. Also requesting Area Variances from Section 4.20.2.A.i. to allow for a reduction in the minimum lot size requirement for Storage Areas (Min. 3ac. required/ 1.4ac. proposed) and to Section 4.20.2.A.ii.a.i. to allow for a storage building to encroach into the front-yard setback (200' min. required/ 167' proposed). **Thomas & Suzanne Hanselman, Owners/ Applicants.**

V. Approval of the Board of Zoning Appeals July 15, 2026, Meeting Minutes.

VI. Signing of Decision Sheets.

- a. **BZA-2026-137 269 Sackett.** Request for Area Variance to Section 3.5 to allow for a covered deck addition that results in the maximum lot coverage [40% (1,545s.f.) allowed/ 47.7% (1,843s.f.) proposed] to be further exceeded. **Mary Gibbons, Owner/ Applicant; Cliff Ramey, Agent.**
- b. **BZA-2026-142 5686 E. Harbor Road, Unit A-3 (Puckett's Pups).** Request for a Major Modification to a previously approved Conditional Use in accordance with Section 3.4 and 7.11 to allow a kennel (doggie daycare). **Samantha Puckett, Applicant/Agent.**

- c. **BZA-2026-148 347 Hidden Beach.** Request for an Area Variance from Section 5.2.1.A.i.b to allow more cumulative accessory building square footage than permitted (1,200s.f. allowed/ 1,700s.f. proposed). **Joseph & Annette Kordish, Owners/Applicants; John Feick, Feick Design Group, Architect/Agent.**
- d. **BZA-2026-152 2166 Harbor Bay Drive.** Request an Area Variance from Section 5.2.1.D.iii to allow for a pergola to be less than 5' from the principal structure (2' proposed). **KLT Investment Group, Brad Clark, Owner/ Applicant.**

VII. New Business.

VIII. Other Business.

- a. **1-Year Extension Request (Set to Expire August 6, 2026):**
BZA-2025-123 2868 (2864) S. Danbury North Road. Request for an Area Variance to Section 3.5 to allow for a new commercial storage building to encroach into the required rear-yard setback (22.5' proposed/ 25' required). **Cove-on-the-Bay, LLC; Greg & Kim Spatz, Owners/Applicants.**
- b. **1-Year Extension Request (Set to Expire August 6, 2026):**
BZA-2025-135 5460 E. Port Clinton Eastern Road. Request for Area Variances to Section 3.5 to allow for an addition onto an existing commercial storage building to encroach into the front-yard setback(30' proposed/ 50' required) and to Section 7.12.3.A to allow more square footage than permitted to be added onto a nonconforming structure [20% (496s.f.) allowed/ 29% (720s.f.) proposed]. **Keith & Brandi Brosky, Owners/Applicants.**

IX. Reports & Communications from Members & Staff.

X. Adjournment.