REGULAR MEETING
AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS
Wednesday, September 16, 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-2026-186 143 Laser Lane.** Request for Area Variances to Section 5.7.3 to allow for a covered porch addition to encroach into the west, front-yard setback (19'4" required/ 13'8" proposed), Section 3.5 to allow the max. lot coverage to be exceeded (40% required/ 41.7% proposed) and to Section 7.12.3.A to allow more square footage than allowed onto a nonconforming structure [20% (195.2s.f.) allowed/ 40s.f. available/310s.f.(31.8%) proposed]. **Joseph Boss, Owner/Applicant.**

b. **BZA-2026- 194 736 Oak Avenue.** Request for a Conditional Use in accordance with Section 3.4. and Section 4.7 to allow for a 2-family dwelling in the "L" Lakeside Zoning District. **Greg & Katie Bricker, Owners/ Applicants; David Hottenroth, Architect/ Agent.**

c. **BZA-2026- 204 328 Walnut Avenue.** Request for Area Variances from Section 3.5 to allow for to allow for an addition to exceed the maximum lot coverage [55% (726s.f.) allowed/ 58.2% (769s.f.) proposed] and to Section 7.12.3.A to allow more square footage onto a nonconforming structure than permitted (20%; 235s.f. allowed/ 25.9%; 304s.f. proposed/ 28.4%; 333s.f. total). **Wm. Johnson & Esther Lehmann, Owners/ Applicants; John A. Feick, Architect/ Agent.**

d. **BZA-2026- 206 9608 E. Bayshore.** Request for an Area Variance from Section 5.2.1.A.i.b. to allow more cumulative accessory building square footage than allowed (1,200s.f. permitted/ 1,680s.f. proposed). **Bradley Hutcherson, Owner/ Applicant.**

V. Approval of the Board of Zoning Appeals August 19, 2026, Meeting Minutes.

VI. Signing of Decision Sheets.

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- 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 Section4.20.2.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.**

VII. New Business.

VIII. Other Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.