

# REGULAR MEETING

## AGENDA

### DANBURY TOWNSHIP BOARD OF ZONING APPEALS

Wednesday, October 21, 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-2026-222 127-129 Kenton Row.** Request for an Area Variance from Section 7.12.3.A to allow for an addition with more square footage than permitted onto a nonconforming structure [20%; 421s.f. allowed/ 22.8%; 480.25s.f. proposed/ 34.3%; 722.25s.f. total]. **Ruttencutter Holdings, LLC, Paul & Linda Ruttencutter, Owner/Applicant.**

**V. Approval of the Board of Zoning Appeals September 16, 2026, Meeting Minutes.**

**VI. Signing of Decision Sheets.**

- 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.**

**VII. New Business.**

**VIII. Other Business.**

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

**X. Adjournment.**