REGULAR MEETING
AGENDA

DANBURY TOWNSHIP BOARD OF ZONING APPEALS
Wednesday, November 18, 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- 261 1840 S. Bayview Drive.** Request for an Area Variance to Section 5.1.7 to allow for a new single-family home to encroach 2' into the north, front-yard setback (18' proposed/ 20' required). **David Herceg, Owner/ Applicant.**

V. Approval of the Board of Zoning Appeals October 21, 2026, Meeting Minutes.

VI. Signing of Decision Sheets.

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.**

VII. New Business.

VIII. Other Business.

IX. Reports & Communications from Members & Staff.

X. Adjournment.