

**Denton Township Zoning Board of Appeals  
Denton Township  
July 13, 2018**

**Case #2018-002ZBA –Site Plan Review  
John Katzenberger/Ashley & David Goodman  
Property #72-003-320-002-0000**

-----  
**Case #2018-003ZBA – Site Plan Review  
Eric Yankee  
Property #72-003-370-154-0000**  
-----

A legally advertised meeting was called to order in the Denton Township Hall by Chairman Lloyd Bonzo at 9:30 a.m.

Board Members Present: Chairman Lloyd Bonzo, Lynn Baese, Carl Seils, Morry McLain and Gail Kukuk.

Board Members Absent: None.

Others Present: John Katzenberger, Eric Yankee, Acting Zoning Administrator Kim Akin and Secretary Theresa Wagner.

Motion by McLain supported by Kukuk to approve the minutes of the last Zoning Board of Appeals meeting held March 9, 2018.

Ayes 5 Nays 0 Motion Carried.

Chairman Bonzo read the following guidelines to be followed:

The Zoning Administrator will give the staff presentation.

The applicant or his agent will state his case fully and furnish the Zoning Board of Appeals with pertinent information concerning this request.

Following the presentation by the applicant, comments from the audience will be accepted under the following guidelines:

1. All statements or questions from the floor must be directed through the Chairperson.
2. Presentations from the floor will be limited to 5 minutes or less.
3. Each person making a statement will be asked to state their name and address.
4. The Zoning Board reserves the right to question any speaker.
5. Be as brief and factual as possible.
6. Please refrain from repeating what has been said before and please do not involve personalities.
7. Those in favor of the request will be heard first.
8. Those opposing the request will be heard last.

At the conclusion of the floor presentations, the chairperson will close the meeting to the public, and the Zoning Board will deliberate the matter and arrive at a decision at today's meeting. (Copies of these rules are available on the table).

**Case #2018-002ZBA.**

David & Ashley Goodman, 328A Devonshire Drive, Prudenville (#72-003-320-002-0000) requested site plan approval to build a new home on Lots 2 & 3 Houghton Beach Subdivision, requiring an 11 ft. variance on the SE corner.

Acting Zoning Administrator Akin stated the original home was recently destroyed by fire, as well as the home next door at 328 Devonshire Dr. (Lot 3) Since then, the Goodman's have purchased Lot 3 and will be permanently joining them to rebuild their home with more room and therefore decreasing the non-conformity greatly.

Mr. Katzenberger, representing the Goodman's, stated the lots are 35 ft. wide, giving them 70 ft. total to work with, although they still will need an 11 ft. variance on the SE corner to accommodate the home. This still makes this home much more compliant with the zoning ordinance than if he had to rebuild on just one lot. Discussion followed.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 9:41 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated he came up with a different measurement on the side setback on Devonshire Drive. By his figures, they would need a 2 ½ ft. variance from the side lot line (Devonshire). After looking it over again, Mr. Katzenberger stated he had measured from the road itself rather than the lot line.

After discussion, the Board concurred the home still more closely comply with the zoning ordinance than it did prior to the fire.

After discussion,

Motion by Seils supported by Baese to approve the request for David & Ashley Goodman, 328A Devonshire Drive, Prudenville (#72-003-320-002-0000) to rebuild a new home on Lots 2 & 3 Houghton Beach Subdivision, requiring an 11 ft. variance on the SE corner and a 2 ½ ft. variance on the west side lot line (Devonshire) as requested.

Ayes 5 Nays 0 Motion Carried.

**Case #2018-003ZBA.**

Eric Yankee requested a 9 ft. road lot line variance at 115 7<sup>th</sup> Street, Prudenville (#72-003-370-154-0000) for a new covered porch/deck that was built in 2017.

Mr. Yankee stated the home was purchased for his parents to stay in, and at the time the deck was covered by an old aluminum awning with a hole in it. He took it down and rebuilt a nice roof over the entire deck instead of just a portion of it, like it had been. He did not realize just replacing it would require a permit.

Acting Zoning Administrator Akin stated she received six (6) letters from neighboring residents in favor of the request.

Chairman Bonzo asked for comments from the floor for or against the request. There were none.

The meeting closed to the floor at 9:52 a.m.

Chairman Bonzo asked for comments from the Board.

Baese stated according to the assessment card on file in the township, the home is being assessed with a WCP (wood covered porch), so the township is aware of the "covered porch." It also fits in the neighborhood with the others, and if never enclosed, he would have no problem granting the variance. The Board concurred.

After discussion,

Motion by Baese supported by Seils to approve the request for Eric Yankee for a 9 ft. road lot line variance at 115 7<sup>th</sup> Street, Prudenville (#72-003-370-154-0000), allowing him to keep the covered porch/deck as built, provided the deck is never enclosed.

Ayes 5 Nays 0 Motion Carried.

There being no further business,

The meeting adjourned at 10:12 a.m.

Respectfully submitted,

---

Theresa M. Wagner, Secretary