

DANVILLE BOARD OF ZONING APPEALS

Meeting Minutes

November 19th, 2025

6:00 PM

Members Present: Kevin Tussey, Tracie Shearer, Tiffany Dalton, Randy Waltz, Jill Howard
Members Absent: None
Staff Present: Lesa Ternet, Brittany Mays
Legal: Chou-il Lee - Taft Law
Guests: Daniel Hendry

A quorum was established, and the meeting was called to order by K. Tussey. The minutes from September 17th, 2025, were approved. J. Howard made a motion to approve. T. Dalton seconded the motion. Motion carried 5-0.

Swear in Participants: R. Waltz swore in D. Hendry

Old Business: None

New Business:

- A. PUBLIC HEARING: A development standards variance to allow a driveway width of 28 feet at the right of way (not including the apron) (UDO Section 4.04.D.1.c: Driveway Standards for Residential Uses) in a Planned Unit Development (PUD) zoning district on property located at 179 Velvet Hat Road.**
(Daniel Hendry)

D. Hendry presented the project. He stated the reason for the variance request was because his mother-in law was in a wheelchair, and the purpose of them buying the home was to make it easier living for her. Hendry continued to state when they moved into the house, they were told by the builder that there wouldn't be any issue with them extending the driveway. D. Hendry stated he was requesting to extend the driveway the same width of the 3-car garage to the road. K. Tussey opened the meeting to the public. No public comment. The meeting was closed to the public. J. Howard made a motion to approve with the following conditions: 1) Any portion of the driveway within the right-of way must be constructed with a minimum of six (6) inches of concrete. 2) All "cold joints" must be pinned to prevent movement. 3) The existing sidewalk must be cut at the nearest control joint to connect the proposed sidewalk. 4) The sidewalk and driveway subgrade must consist of compacted #53 stone or self-compacting granular fill, compacted to 95%. R. Waltz seconded the motion. Motion carried 5-0.

Roll Call Vote:

- R. Waltz – Aye
- T. Shearer – Aye
- K. Tussey – Aye
- J. Howard – Aye
- T. Dalton – Aye

**B. Public Hearing: A Special Exception to allow a home-based business in an accessory building, (UDO Section 3.06: Home Based Business in an accessory building), (UDO Section 3.06: Home Based Business & Table 2: Permitted and Special Exception Uses) in a Residential Urban (RU) zoning district for property located at 448 South Wayne Street)
(Don Hawkins)**

L. Ternet stated the petitioners had withdrawn the request.

Other Business: None

Report of Officers and Committees: None

With there being no further business before the board, R. Waltz made a motion to adjourn
T. Dalton seconded the motion.

The meeting was adjourned at 6:20 P.M.



Kevin Tussey - President



Randy Waltz – Vice President