

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING**

***** 7720 Ann Arbor Street *****

Dexter Senior Center

January 5, 2005, 7:00 pm – Rescheduled from December 20, 2004

AGENDA

A. CALL TO ORDER

- B. ROLL CALL - MEMBERS:**
- | | |
|-----------------------|----------------------|
| S. Hansen | J. Rush |
| J. Adams | E. Lovell – PC Rep. |
| J. Lester - Alternate | T. Walters – VC Rep. |
| Vacancy - Alternate | |

C. APPROVAL OF MINUTES –November 15, 2004

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION

F. PUBLIC HEARINGS

1. Open Public Hearing for Variance Request (ZBA 2005-01) OPEN TIME_____

This Public Hearing is being held to hear public comment regarding a request submitted by Dan and Jeanine Fletcher for two (2) vacant parcels located off of the unimproved portion of Fourth Street, Tax ID's HD-03-31-476-001 and HD-03-31-476-002. The variance is being requested from Section 3.09A, Street Roads and Other Means of Access which states the following:

In all districts, every use, building, or structure established after the date of this Ordinance shall be on a lot or parcel which adjoins a public street, such street right-of-way to be at least sixty (60) feet in width unless a lesser width has been established and recorded prior to the effective date of this Ordinance. This provision does not include alleys.

The applicant is requesting a variance to permit the existing public alley be used as the primary access to the parcels.

- a. Staff presentation.
- b. Petitioner's presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman's discretion).
- f. Close the public comment portion of the public hearing.

CLOSE _____

2. Open Public Hearing for Variance Request (ZBA 2005-02) OPEN TIME_____

THE APPLICANT HAS REQUESTED THAT ZBA CASE 2005-02 BE POSTPONED. PLEASE MAKE A MOTION TO POSTPONE ZBA CASE 2005-02 UNTIL FEBRUARY 21, 2005.

This Public Hearing is being held to hear public comment regarding a request submitted by Chris Schroeder, 3225 Central Street, Tax ID HD-08-06-127-005 for a variance to allow for a lot split from 3215 Central Street which will result in the rear portion of the lot to be inaccessible from a public street with a right-of-way of greater than 60 feet in width. The variance is being requested from Section 3.09A, Street, Roads, and Other Means of Access which states the following:

In all districts, every use, building, or structure established after the date of this Ordinance shall be on a lot or parcel which adjoins a public street, such street right-of-way to be at least sixty (60)

feet in width unless a lesser width has been established and recorded prior to the effective date of this Ordinance. This provision does not include alleys.

The applicant is requesting the variance to permit the two (2) existing buildings to be located on two (2) separate parcels.

- a. Staff presentation.
- b. Petitioner's presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman's discretion).
- g. Close the public comment portion of the public hearing.

CLOSE _____

G. RECESS (OPTIONAL)

H. BUSINESS SESSION

1. Variance Request (ZBA Case #2005-01)

A request submitted by Dan and Jeanine Fletcher for Tax ID's HD-03-31-476-001 and HD-03-31-476-002:

A. Section 3.09A, Streets, Roads, and Other Means of Access. The applicant is requesting a variance to permit the access to two (2) preexisting vacant lots.

1. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any.
* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.
2. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
3. Discussion on standards and requirements of the ordinance.
4. Action on the motion.

2. Variance Request (ZBA 2005-02) – POSTPONED UNTIL FEBRUARY 21, 2005

A request submitted by Chris Schroeder for 3225 Central Street, Tax ID HD-08-06-127-005:

- A. Section 3.09A, Streets, Roads, and Other Means of Access. The applicant is requesting a variance to permit the access to a lot that will not have frontage on a public street with a right-of-way greater than 60 feet.
1. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any.
* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.
2. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
3. Discussion on standards and requirements of the ordinance.
4. Action on the motion.

I. ADJOURNMENT