

**VILLAGE of DEXTER  
ZONING BOARD OF APPEALS  
October 17, 2005**

The meeting was called to order at 7:02 PM by Chair Hansen at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Hansen, Rush, Walters  
Absent: Adams, Lovell  
Alternates: Lester, Stacey

-Moved Walters, support Rush to postpone action on items C, Approval of the minutes and D, Approval of the Agenda, to the end of the agenda.  
Voice Vote: Unanimous Motion Carried

**Site Inspections** – site visits were conducted individually

**Public Hearings**

**1. Variance Request-ZBA Case #2005-10**

This Public Hearing is being held to hear public comment regarding a request submitted by John and Irene Esposito for 3656 South Downs Drive, Tax ID HD-08-08-260-129. The variance is being requested from Section 20.01, Schedule of Regulations for lot coverage in the R1B Zoning District. The applicant is proposing to build a 21'X17' deck that would cause the total lot coverage to be 34%, exceeding the maximum lot coverage of 30%, by 4%.

Chair Hansen opened the hearing at 7:05 pm

Community Development Manager Allison Bishop gave a presentation of the applicant's request and the review.

Applicant Irene and John Esposito, 3656 South Downs Drive addressed the Board to explain the reasons for the request and answer questions from the Board members.

The hearing was opened to public comment-Susan Arthurs-neighbor to the Esposito's

No rebuttal by the petitioner

The hearing was closed to public comment at 7:28 pm

**Recess:** none

**Business Session**

**1. Variance Request-ZBA Case # 2005-10**

The public hearing is being held to hear public comment regarding a request submitted by Irene and John Esposito for a variance for lot coverage. The ordinance permits a maximum of 30% lot coverage and the applicant is requesting 34% lot coverage to be permitted to accommodate a larger deck. **Section 10.01, Schedule of Regulations**

The Board began discussing the variance request.

The Board and the applicant discussed the request and the practical difficulties and substantial justice.

-Moved Walters, support Rush based on the information provided by the applicant at the October 17, 2005 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 20.01, Schedule of Regulations for Lot Coverage, submitted by John and Irene Esposito to permit the applicant to construct a deck up to 401 square feet with lot coverage not to exceed 34% be **granted**, for the property located at 3656 South Downs Drive because the proposed variance **meets** the conditions required for the granting of a variance.

The determination was made with consideration of the following per Section 24.05 of the Village of Dexter Zoning Ordinance:

1. Substantial Justice (as stated in review)
2. Extraordinary Circumstances

Ayes: Hansen, Rush, Walters

Nays: none

Motion carried

#### **Approval of the Minutes**

-Moved Rush, support Walters to correct the minutes for August 15, 2005 and move to accept the minutes as corrected.

Voice vote: Unanimous                      Motion carried

#### **Approval of the Agenda**

-Moved Walters, support Rush to approve the Agenda as adjusted

Voice vote: Unanimous                      Motion carried

#### **Adjournment**

-Moved Walters, support Rush to adjourn the meeting at 8:10 pm

Voice Vote: Unanimous                      Motion Carried

Respectfully submitted,

Brenda Dirkse, Recording Secretary

Filing Approved\_12-13-05\_\_