

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

*******PLEASE NOTE LOCATION and TIME CHANGE: 7720 Ann Arbor
Street*******

**Dexter Senior Center
March 3, 2003, 6:00 p.m.**

AGENDA

A. CALL TO ORDER

B. ROLL CALL -	MEMBERS:	S. Hansen	B.
Steptoe			M.
Kowalski	J. Adams		
	J. Lester - Alternate		J. Hall
	Vacancy - Alternate		

C. APPROVAL OF MINUTES – November 18, 2002 Regular Meeting

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION

F. PUBLIC HEARINGS

**1. Open Public Hearing for Variance Request (ZBA Case #2003-01) OPEN
TIME _____**

This Public Hearing is being held to hear public comment regarding a zoning variance request submitted by Robert Leighton for Robert Leighton and Associates, 3045 Baker Road. The request is to allow a thirty-eight (38) square foot ground sign at a front yard setback of five (5) feet within the Village Residential District (VR).

According to Section 7.04(B)3, Sign Location and Setback, all signs shall comply with the setback requirements of the district in which they are located. The Village Residential front yard setback requirement is fifteen (15) feet. According to Section 7.07(A)3, Signs Permitted in One Family Residential Districts, non-residential uses in a single family residential zoning district shall be

permitted one on-premise wall sign. The area of the sign shall not exceed one half square foot per linear foot of building frontage, not to exceed twelve (12) square feet.

- 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 TIME _____

G. RECESS (OPTIONAL)

H. BUSINESS SESSION

1. Variance Request (ZBA Case #2003-01)

A zoning variance request submitted by Robert Leighton for Robert Leighton and Associates, 3045 Baker Road, for Section 7.04(B)3 and Section 7.07(A)3 to allow for a thirty-eight (38) square foot sign with a five (5) foot setback.

a. 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.

- b. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- c. Discussion on standards and requirements of the ordinance.
- d. Action on the motion.

I. ADJOURNMENT