

VILLAGE of DEXTER
ZONING BOARD OF APPEALS
April 18, 2005

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

Present: Stacey, Rush, Lovell, Walters

Absent: Hansen, Adams

Adams arrives at 7:06 pm

Approval of Minutes

-Moved Walters, support Stacey to approve the minutes of the March 21, 2005 regular ZBA Meeting minutes

Voice Vote: Unanimous Motion Carried

-Moved Walters, support Lovell to approve the minutes of the March 23, 2005 regular ZBA Meeting minutes

Voice Vote: Unanimous Motion Carried

Approval of Agenda

-Moved Lovell, support Walters to approve the Agenda as presented

Voice Vote: Unanimous Motion Carried

Site Inspections – none are necessary

Public Hearings

1. **Variance Request – ZBA Case 2005-01**

-Moved Walters, support Stacey to postpone ZBA Case #2005-01 to a date undetermined at this time.

2. **Variance Request-ZBA Case 2005-06**

This Public is being held to hear public comment regarding a request submitted by Alexis and Bonni Lahti, 7842 Grand Street, HD-08-06-154-005. The applicant has requested a variance from the following Section to permit the expansion of a nonconforming structure.

Section 4.05A, Restrictions on Creating Nonconformities – The standards states the following: No such building or structure may be enlarged or altered in a way, which increases its nonconformity. Such structures may be enlarged or altered in a way, which does not increase its nonconformity.

Vice Chair Lovell opened the hearing at 7:10 pm.

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

Applicant Alexis and Bonni Lahti of 7842 Grand Street, addressed the Board explaining the reasons for his request and future plans for his residence.

The hearing was opened to public comment:
Realtor Terri Spiteri, 2355 W. Stadium, Ann Arbor MI

No rebuttal by petitioner.

The hearing was closed to public comment at 7:30 pm.

Optional Recess-none

Business Session

1. Variance Request – ZBA Case #2005-01

The request was postponed to an undetermined date.
Section 5.07F, Loading and Unloading.

2. Variance Request – ZBA Case # 2005-06

The Public Hearing is being held to hear public comment regarding a request submitted by Alexis and Bonni Lahti at 7842 Grand Street, Tax ID HD-08-06-154-005.
Section 4.05A, Restrictions on Creating Nonconformities

The Board began discussing the variance request.

The Board, the applicant and the Community Development Manager discussed the request and the extraordinary circumstances surrounding the construction of the existing structure and how that this request will only improve the existing site.

-Moved Walters, support Stacey, based on the information provided by the applicant at the April 18, 2005 Zoning Board of Appeals meeting the board determines that the request to waive the requirements of Section 4.05A, Restrictions on Creating Nonconformities, submitted by Alexis and Bonni Lahti to permit the construction of an addition that encroaches approximately 4' into the front yard setback be granted, for the property located at 7842 Grand Street 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. Contingent upon the sale of the property
2. Extraordinary Circumstances: the building was built at an angle
3. Relationship to adjacent land uses-front yard setback which is a 15' requirement for other property in the area or a 99' right-of-way.

Yeas: Lovell, Rush, Stacey, Walters, Adams

Nays: none

Motion Carried

Adjournment

-Moved Stacey, support Adams to adjourn the meeting at 7:55 pm
Voice vote: Unanimous Motion Carried

Respectfully submitted,

Brenda Dirkse, Recording Secretary

Filing Approved ___5-16-05___