

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

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

**Dexter Senior Center
May 19, 2003, 7:00 pm**

AGENDA

A. CALL TO ORDER

B. ROLL CALL - MEMBERS: S. Hansen B.
Stephoe
J. Adams M. Kowalski – PC Rep.
J. Lester - Alternate J. Carson – VC Rep.
Vacancy - Alternate

C. APPROVAL OF MINUTES – March 17, 2003 and April 21, 2003

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION

F. PUBLIC HEARINGS

1. Re-Open Public Hearing for Variance Request (ZBA 2003-04) OPEN
TIME _____

This Public Hearing is being held to hear public comment regarding a variance request submitted by Eleanor Sewell, 8025 Fifth Street. The applicant, is requesting variances from the following sections:

A. Section 4.05(A), Restriction on Creating Nonconformities. The applicant is requesting a variance to waive the requirement that no nonconforming building or structure be enlarged or altered in a way, which increases its

nonconformity. The applicant is proposing to add on to an existing structure that encroaches on the rear and side yard setbacks.

B. Section 20.01, Schedule of Use Regulations for rear yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a twenty-five (25) foot rear yard setback. The applicant is proposing a rear yard setback of three (3) feet.

C. Section 20.01, Schedule of Use Regulations for side yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a ten (10) foot side yard setback. The applicant is proposing a side yard setback of three (3) 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 #2003-04)

A zoning variance request submitted by Eleanor Sewell, 8025 Fifth Street, for Sections:

A. Section 4.05(A), Restriction on Creating Nonconformities. The applicant is requesting a variance to waive the requirement that no nonconforming building or structure be enlarged or altered in a way, which increases its nonconformity. The applicant is proposing to add on to an existing structure that encroaches on the rear and side yard setbacks.

B. Section 20.01, Schedule of Use Regulations for rear yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a twenty-five (25) foot rear yard setback. The applicant is proposing a rear yard setback of three (3) feet.

C. Section 20.01, Schedule of Use Regulations for side yard setbacks. The applicant is requesting a variance to waive the requirement that all structures have a ten (10) foot side yard setback. The applicant is proposing a side yard setback of three (3) 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