

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

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

**Dexter Senior Center  
May 16, 2005, 7:00 pm**

**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.
B. Stacey - Alternate	

**C. APPROVAL OF MINUTES –April 18, 2005**

**D. APPROVAL OF THE AGENDA**

**E. SITE INSPECTION**

**F. PUBLIC HEARINGS**

**1. Open Public Hearing for Variance Request (ZBA Case #2005-01)**

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.

**POSTPONED FROM April 18, 2005 at 7:00 PM AT THE SENIOR CENTER**

**APPLICANT HAS REQUESTED ANOTHER POSTPONEMENT TO June 20, 2005**

**– Motion Required**

**2. Open Public Hearing for Variance Request (ZBA Case #2005-07)**

This Public is being held to hear public comment regarding a request submitted by Fireside Home Construction, 7940 Ann Arbor Street, HD-08-06-129-011. The applicant has requested a variance from the following Section to permit the redevelopment of the single-family home into a commercial office.

Section 6.06, Landscape screening between land uses – The standards states that uses within the Village Commercial District shall have a 10-foot landscape buffer when they are adjacent to other uses within a commercial district. The applicant is proposing to have the parking lot and sidewalk encroach approximately 5 feet into the landscaping buffer.

- 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.

**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. **Applicant requested postponement to June 20, 2005.**

**2. Variance Request (ZBA Case #2005-07)**

A request submitted by Fireside Home Construction for 7940 Ann Arbor Street, Tax ID HD-08-06-129-011:

- A. Section 6.06, Landscape screening between land uses – The standards states that uses within the Village Commercial District shall have a 10-foot landscape buffer when they are adjacent to other uses within a commercial district. The applicant is proposing to have the parking lot and sidewalk encroach approximately 5 feet into the landscaping.
  - 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**