

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

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

**Dexter Senior Center
MONDAY, May 21, 2007, 7:00 pm**

AGENDA

A. CALL TO ORDER

B. ROLL CALL - MEMBERS:

S. Hansen	J. Rush
E. Bombery	M. Kimmel – PC Rep.
J. Lester - Alternate	R. Tell – VC Rep.
B. Stacey - Alternate	

C. APPROVAL OF MINUTES –September 18, 2006 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION (Conduct on own)

F. PUBLIC HEARINGS

Order for Public Hearings

- 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

1. Open Public Hearing for Variance Request (ZBA Case #2007-01) 7415 Wall Court

This Public Hearing is being held to hear public comment regarding a request submitted by Rebuilding Together Washtenaw for 7415 Wall Court, HD-08-06-409-012. The applicant is requesting a variance from Section 20.01, Schedule of Regulations for Front Yard Setbacks within the R-1B, Single Family District for the construction of a handicapped ramp. The proposed handicapped ramp encroaches into the front yard setback. The required front yard setback in the R-1B District is 25 feet. The applicant proposes to encroach 8 feet into the front yard setback.

2. Open Public Hearing for Variance Request (ZBA Case #2007-02) 2505 Baker Road

This Public Hearing is being held to hear public comment regarding a request submitted by Dean and Sandy Avery for 2505 Baker Road, HD-08-06-400-018. The applicant is requesting a variance from Section 3.02B, Accessory Structures. The applicant is requesting a variance to permit the construction of a detached two-car garage. The ordinance permits one detached structure over 100 square feet. The applicant’s property currently has one detached structure approximately 220 square feet and is proposing to construct an additional detached structure approximately 576 square feet following the removal of an existing 180 square foot one-car garage. The requested variance is to permit two detached structures over 100 square feet.

G. BUSINESS SESSION

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.

1. Variance Request (ZBA Case #2007-01)

A variance request from Section 21.01, Schedule of Regulations for Front Yard Setbacks in the R-1B Ingle Family District submitted by Rebuilding Together Washtenaw for 7415 Wall Court, HD-08-06-409-012. Variance requests listed above.

2. Variance Request (ZBA Case #2007-02)

A variance request from Section 3.02B, Accessory Structures submitted by Dean and Sandy Avery for 2505 Baker Road, HD-08-06-400-018. Variance requests listed above.

H. ADJOURNMENT