

**VILLAGE of DEXTER
ZONING BOARD OF APPEALS
June 18, 2007**

The meeting was called to order at 7:00 PM by Chair Hansen at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Hansen, Bombery, Rush, Kimmel, Tell

Approval of Minutes

-Moved Tell, support Rush to approve the May 21, 2007 Regular Meeting minutes.

Voice Vote: Unanimous Motion Carried

Approval of the Agenda

-Moved Tell, support Bombery to add item G(2) Elections to agenda and approve the Agenda as presented

Voice Vote: Unanimous Motion Carried

Site Inspections - yes

Public Hearings

1. Variance Request-ZBA Case #2007-03

This Public Hearing is being held to hear public comment regarding a request submitted by Paul McKelvey for 3307 Central Street, Tax ID HD-08-06-126-022. The variance is being requested from Section 20.01, Schedule of Regulations for Lot Coverage in the VR, Village Residential District.

The applicant is requesting to construct a detached garage. The proposed garage is 32 feet x 32 feet and increases the lot coverage from 30% to 38%. The maximum permitted lot coverage within the VR District is 30%.

Chair Hansen opened the hearing at 7:02 pm

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

Applicant Paul McKelvey, 3307 Central, Dexter, MI 48130, addressed the Board to explain the reasons for the request and answer questions from the Board members.

ZBA members discussed where the variance is being requested and Section 20.01, Schedule of Regulations for Lot Coverage in the VR, Village Residential District.

The hearing was opened to public comment:-none

The hearing was closed to public comment at 7:40 pm

Recess: none

Business Session

1. Variance Request-ZBA Case # 2007-03

The Public Hearing is being held to hear public comment regarding a request submitted by Paul McKelvey, Tax ID HD-08-06-126-022. The variance is being requested from:

1. Section 20.01, Schedule of Regulations for VR, Village Residential District

The Board began discussing the variance request.

The Board and the applicant discussed the request, Practical Difficulties and Substantial Justice.

-Moved Kimmel, support Tell based on the information provided by the applicant at the June 18, 2007 Zoning Board of Appeals meeting the board determines that the request to waive the requirements Section 20.01, Schedule of Regulations for Lot Coverage in the VR, Village Residential District, submitted by the Paul McKelvey to permit the construction of a detached garage at 3307 Central Street, HD08-06-126-022 that exceeds the maximum allowable lot coverage by 7.7% be **granted** because the proposed request **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. Practical Difficulties
2. Public Safety and Welfare
3. Substantial Justice

Ayes: Hansen, Bombery, Rush, Kimmel, Tell

Nays: none

Motion carried

2. Zoning Board of Appeals Officers Elections

-Moved Tell, support Kimmel to appoint Eric Bombery as Zoning Board of Appeals Chairperson, Jon Rush as Vice-Chair and Sandra Hansen as Secretary.

Voice Vote: Unanimous

Motion Carried

Adjournment

-Moved Rush, support Bombery to adjourn the meeting at 7:55 pm

Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Allison Bishop, Community Development Manager

Filing Approved 11-19-07