

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

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

**Dexter Senior Center  
MONDAY, July 17, 2006, 7:00 pm**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL - MEMBERS:**

S. Hansen	J. Rush
J. Adams	M. Kimmel – PC Rep.
J. Lester - Alternate	T. Walters – VC Rep.
B. Stacey - Alternate	

**C. APPROVAL OF MINUTES –June 19, 2006 Regular meeting minutes**

**D. APPROVAL OF THE AGENDA**

**E. SITE INSPECTION**

**F. PUBLIC HEARINGS**

**1. Open Public Hearing for Variance Request (ZBA Case #2006-02)**

This Public Hearing is being held to hear public comment regarding a request submitted by John Krzeminski for 3591 Ryan Drive. The applicant is requesting a variance from Section 3.17(c), Fences, Location in front yards. Section 3.17(c) states that fences may be located in front yards up to a height of thirty-six (36) inches. The applicant is proposing to install a four (4) foot fence around the perimeter of the yard. The applicant’s yard is on a corner lot and therefore has two (2) front yards and two (2) side yards.

- 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. BUSINESS SESSION**

**1. Variance Request (ZBA Case #2006-02)**

A request submitted by John Krzeminski for 3591 Ryan Drive, Tax ID HD-08-05-440-003. The applicant is requesting a variance from the front yard fence height requirements. The ordinance permits a maximum of a thirty-six (36) inch or three (3) foot fence in front yards; the applicant is proposing a forty-eight (48) inch or four (4) foot fence in the front yard.

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.

**H. ADJOURNMENT**