

**VILLAGE of DEXTER  
ZONING BOARD OF APPEALS  
November 15, 2010**

The meeting was called to order at 7:01 PM by Vice Chair Rush at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Kimmel, Hansen, Rush, Tell  
Absent: Bombery  
Alternates not present

**Approval of Minutes**

-Moved Kimmel, support Tell to approve the May 17, 2010, Regular Meeting minutes.  
Voice Vote: Unanimous                      Motion Carried

**Approval of the Agenda**

-Moved Tell, support Hansen to approve the agenda as presented  
Voice Vote: Unanimous                      Motion Carried

**Site Inspections** – (conduct on own)

**Public Hearings**

**1. Variance Request-ZBA Case #2010-03 2355 Bishop Circle West**

This Public Hearing is being held to hear public comment regarding a request submitted by Vanston O'Brien for 2355 Bishop Circle West, HD-08-07-125-032. The applicant is requesting the following variance:

Section 5.01(A) - Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback unless otherwise provided in this Ordinance.

REQUEST – The applicant is requesting to construct parking that will encroach 15 feet into the required 22.5 foot setback.

Section 6.06 – Landscaping Buffer width required – Buffer A : 10 feet.

REQUEST – The applicant is requesting to construct parking that will encroach 2 feet 6 inches into the required 10 foot wide landscaping buffer.

Vice Chair Rush opened the hearing at 7:04 pm

Community Development Manager Allison Bishop gave a presentation of the applicant's request and the review included in the Board packet highlighting the project site and location, anticipated construction, reason for request and criteria used to evaluate the request. The engineering review provided in the packet was also highlighted.

Applicant, Dave Hughes of Vanston O'Brien, 2375 Bishop Circle West, Dexter, MI 48130, addressed the Board to explain the reasons for the request and highlighted the building and details of the lease arrangement and need for more parking to accommodate the alternative user. Details of the building: entire building 64,000 square feet, applicant proposing to lease 32,000, with 50 employees, 10 year lease. The applicant answered questions about the current building use and drainage and engineering questions posed by the Board members.

The hearing was opened to public comment-none.  
The hearing was closed to public comment at 7:18 pm

**Recess:** none

## Business Session

### 1. Variance Request-ZBA Case # 2010-03

The Public Hearing was held to hear public comment regarding a request submitted by Vanston O'Brien for 2355 Bishop Circle West, HD-08-07-125-032. The applicant is requesting variances from the following sections:

Section 5.01(A) -

Off-street parking spaces may be located within a non-required side or rear yard and within the rear yard setback unless otherwise provided in this Ordinance. Off-street parking shall not be permitted within a front yard or a side yard setback unless otherwise provided in this Ordinance.

Section 6.06 –

Landscaping Buffer width required – Buffer A : 10 feet.

The Board and the applicant discussed the request, including the location of the project and the unique characteristics of the proposal adjacent to the detention basin and the proposed project proximity to adjacent land uses minimizing the impact to the relationship to adjacent land uses.

Based on the information provided by the applicant at the November 15, 2010 Zoning Board of Appeals meeting the Board determines that the request to waive the requirements of Section 5.01(A), General Parking Standards and Section 6.06, Landscaping Buffer requirements be **GRANTED**. The application submitted by Vanston O'Brien for 2355 Bishop Circle West, HD-08-07-125-032 **MEETS** the conditions required for the granting of a variance. The applicant is therefore **PERMITTED** to construct additional parking 15 feet inside the required side yard setback and 2 feet 6 inches inside the required landscape buffer as shown on the application.

The determination was made with consideration of the following per Section 24.05 of the Village of Dexter Zoning Ordinance:

1. Extraordinary Circumstances-adjacent to detention basin
2. Relationship to Adjacent Land Uses – adjacent to detention basin
3. Contingent upon addressing the engineering review comments.

Ayes: Tell, Kimmel, Hansen, Rush

Nays: none

Motion carried

### 2. Bylaw review – ACTION POSTPONED

### 3. Elections –

Moved Tell, support Hansen to nominate the current slate: Chair-Bomberly, Vice Chair-Rush, Secretary-Hansen.

Voice Vote: Unanimous

Motion Carried

### Adjournment

Meeting adjourned at 7:35 pm

Voice Vote: Unanimous      Motion Carried

Respectfully submitted,

Allison Bishop, AICP Community Development Manager  
Recording Secretary

Filing Approved 2-22-11