



"A Community For All Seasons"

Dexter Township

Zoning Board of Appeals

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Recording Secretary

AGENDA

July 10, 2007

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Approval of Meeting Minutes
- V. Public Comment – Non Agenda Items
- VI. Action Items:

Agenda Item #	1
Appeal Number:	07-ZBA-664
Property Tax ID:	04-02-402-007
Applicant Name(s):	Rick & Samantha Brandt
Property Address:	9639 Winston Road

Variances Requested Per Submitted ZBA Application:

Section	Current	Requested	Permitted	Description/Notes
12.02.E.3.a (2 nd story home/roof)	Approx. 42 ft.	Approx. 12 ft.	50 feet	To increase the front yard setback nonconformity by extending the second story to match the first story elevation on the east side.

The purpose of this variance application is to renovate the existing single family home.

Agenda Item #	2
Appeal Number:	07-ZBA-665
Property Tax ID:	04-03-226-011
Applicant Name(s):	Thomas Flynn
Property Address:	9377 Anne Drive

Variances Requested Per Submitted ZBA Application:

<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted</u>	<u>Description/Notes</u>
12.02.E.1	Approx. .16 ac.	Approx. .16 ac.	1 acre	Recognize lot is less than 1 acre.
12.02.E.2	Approx. 50 feet	Approx. 50 feet	150 feet	Recognize lot width is less than 150 feet.
12.02.E.3 .a (Home)	19.8 feet (road); Approx. 33 feet (water)	19.8 feet (road); Approx. 33 feet (water)	50 feet	To extend the front yard setback nonconformities of the home by adding a second story to match the first story elevation.
12.02.E.3 .a (Overhang)	Approx. 30 feet (road); Approx. 40 feet (water)	19.8 feet (road); Approx. 33 feet (water)	50 feet	To increase front yard setback nonconformities of the overhang on the west side of the home by enlarging it to have the same front yard setbacks as the home.
12.02.E.3 .a (Decks)	Approx. 0 feet (road); Approx. 13 feet (water)	Approx. 0 feet (road); Approx. 13 feet (water)	50 feet	To extend front yard setback nonconformities by extending the deck in the northwest to the same road side setback as the home and connect the decks in the southwest side of the home.
12.02.E.3 .a (Garage)	Approx. 36 feet (south); Approx. 12 feet (east)	Approx. 36 feet (south); Approx. 12 feet (east)	50 feet	Recognize existing front yard setback nonconformities of the existing garage. No change proposed.
12.02.E.3 .b (Home)	Approx. 10 feet (west); .8 ft (east)	Approx. 10 feet (west); .8 ft (east)	8 feet	To extend the side yard setback nonconformities of the home by adding a second story to match the first story elevation.
12.02.E.3 .b (Overhang)	-1 foot (west)	+1 foot (west)	8 feet	To decrease the side yard setback nonconformity of the overhang on the west side of the home and extend the nonconformity to be the same length as the west side of the home (34.6 feet).
12.02.E.3 .b (Decks)	0 feet (west); 1.8 feet (east)	0 feet (west); 1.8 feet (east)	5 feet	To extend the west side setback nonconformity in the southwest corner and slightly increase the nonconforming setback in the northwest corner by adding deck in those areas per the plans.
12.02.E.4	41.88%	43.62%	25%	To increase the nonconforming lot coverage as a result of the proposed overhang increase on the west side of the home.
18.18.C (Garage)	Approx. 4' (west); Approx. .5' (north)	Approx. 4' (west); Approx. .5' (north)	16 feet	Recognize existing rear yard setback nonconformities of the existing garage. No change proposed.
18.18.D (Garage)	144%	144%	25%	Recognize that the lot coverage of the garage is greater than 25% of the ground floor area of the principal structure. No change proposed.

The purpose of this variance application is to renovate the existing single family home.

Agenda Item #	3
Appeal Number:	07-ZBA-666
Property Tax ID:	04-28-400-016
Applicant Name(s):	Hans & Deborah Horstik
Property Address:	11706 Island Lake Road

Variations Requested Per Submitted ZBA Application:

<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted</u>	<u>Description/Notes</u>
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11.01(E)(1)(a)	1.81 acres	1.81 acres	5 acres	Recognize that existing lot area is less than 5 acres.
18.18(D)	--	47.35%	25%	To allow the lot area of a detached accessory structure to exceed 25% of the ground floor area of the principal structure.

The purpose of this variance application is to construct a 24' x 32' pole barn (with 1' overhangs) north of the existing single family home.

Agenda Item #	4
Appeal Number:	07-ZBA-667
Property Tax ID:	04-17-400-014
Applicant Name(s):	Lou Iordanou (representative for Dexter Township Estates)
Property Address:	Madden Road (no address)

Variations Requested from the 1973 Dexter Township Zoning Ordinance, Per Submitted ZBA Application:				
Section	Current	Requested	Permitted	Description/Notes
9.09	1 year approval period	1 year extension	No	To allow the 1-year approval period to be extended by 1 year, to expire on July 25, 2008.

The purpose of this variance application is to extend the expiration period of the approved site plan for Dexter Township Estates, which received final site plan approval from the Dexter Township Planning Commission on July 25, 2006. (REMOVED FROM AGENDA BY P. SLOAN)

VII. Public Comment:

VIII. Concerns of Board Members, Zoning Administrator, Recording Secretary

IX. Adjournment