



# Dexter Township

## Zoning Board of Appeals

6880 Dexter-Pinckney Road  
 Dexter, MI 48130  
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Steve Burch,  
 Chair  
 Bill Gajewski,  
 Vice Chair  
 Pat Kelly,

Paul Godek, Alt.  
 James Cormier, Alt.  
 DeNette Bolyard,  
 Recording Secretary

"A Community For All Seasons"

## AGENDA

### February 12, 2008

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Approval of Meeting Minutes – January 8, 2008
- V. Public Comment – Non Agenda Items
- VI. Action Items:

|                           |                     |
|---------------------------|---------------------|
| <b>Agenda Item #</b>      | <b>1</b>            |
| <b>Appeal Number:</b>     | 07-ZBA-677          |
| <b>Property Tax ID:</b>   | 04-18-432-004       |
| <b>Applicant Name(s):</b> | Jon & Janice Inwood |
| <b>Property Address:</b>  | 13776 Rustic Drive  |

Tabled from the January 8, 2008 meeting

|                           |                |
|---------------------------|----------------|
| <b>Agenda Item #</b>      | <b>2</b>       |
| <b>Appeal Number:</b>     | 07-ZBA-678     |
| <b>Property Tax ID:</b>   | 04-12-400-029  |
| <b>Applicant Name(s):</b> | Gary Mosher    |
| <b>Property Address:</b>  | 8505 Bell Road |

| <b>Variations Requested Per Submitted ZBA Application:</b> |                                                          |                  |                           |                                                                                |
|------------------------------------------------------------|----------------------------------------------------------|------------------|---------------------------|--------------------------------------------------------------------------------|
| <b>Section</b>                                             | <b>Current</b>                                           | <b>Requested</b> | <b>Permitted/Required</b> | <b>Description/Notes</b>                                                       |
| 12.01(E)(1)                                                | 1.78 acres                                               | same             | 2 acres                   | Recognize lot is less than 2 acres. No change is proposed.                     |
| 18.23(A)(4)(a) & (i) (home)                                | Approx. 20' (Bell Rd.);<br>Approx. 24' (Huron River Dr.) | same             | 100 feet                  | Recognize front yard setbacks are less than 100 feet. No changes are proposed. |
| 18.23(A)(4)(i) (barn)                                      | Approx. 40.5' (Huron River Dr.)                          | same             | 100 feet                  | Recognize front yard setback is less than 100 feet. No change is proposed.     |
| 18.18(F)(2)                                                | 6 feet*                                                  | 6 feet           | 3 feet                    | To allow a fence height to exceed the maximum allowed.                         |

\*Constructed recently without a zoning permit or a variance.

The purpose of this variance request is to allow for construction of a 6 foot-high solid wooden fence to  
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run north from the north side of the pole barn at 8505 Bell Road, Dexter, MI 48130.

|                           |                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Agenda Item #</b>      | <b>3</b>                                                                                                         |
| <b>Appeal Number:</b>     | 06-ZBA-679                                                                                                       |
| <b>Property Tax ID:</b>   | 04-13-300-002                                                                                                    |
| <b>Applicant Name(s):</b> | Matt Schuster (applicant for Dexter Dental Center)/<br>7141 Dexter Pinckney, LLC (owner of Dexter Dental Center) |
| <b>Property Address:</b>  | 7141 Dexter-Pinckney Road                                                                                        |

| <b>Variations Requested Per Submitted ZBA Application:</b> |                       |                         |                                       |                                                                                             |
|------------------------------------------------------------|-----------------------|-------------------------|---------------------------------------|---------------------------------------------------------------------------------------------|
| <b><u>Section</u></b>                                      | <b><u>Current</u></b> | <b><u>Requested</u></b> | <b><u>Permitted/<br/>Required</u></b> | <b><u>Description/Notes</u></b>                                                             |
| 13.01(E)(1)                                                | .91 acres             | same                    | 1 acre                                | Recognize lot is less than 1 acre. No change is proposed.                                   |
| 13.01(E)(2)                                                | 171.6 feet            | same                    | 200 feet                              | Recognize lot is less than 200 feet wide. No change is proposed.                            |
| 18.23(A)(1)(c)<br>/<br>21.04(E)                            | Approx. 51 feet       | Approx. 40 ft.          | 100 feet                              | To allow further encroachment into the required front yard setback area by the parking lot. |
| 21.04(B)(1)                                                | 20 feet               | 24 feet                 | 30 feet                               | To widen the driveway to a less nonconforming width.                                        |
| 21.05(B)                                                   | No loading space      | Same                    | 1 loading space                       | To waive the requirement of 1 loading space and allow for no loading space.                 |

The purpose of this variance application is to allow for the expansion of the parking lot at Dexter Dental Center, located at 7141 Dexter-Pinckney Road, Dexter, MI 48130

**VII. Public Comment:**

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

**IX. Adjournment**