



"A Community For All Seasons"

# Dexter Township

## Zoning Board of Appeals

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DeNette Bolyard,  
Recording Secretary

## AGENDA

### October 6, 2009

- 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:

<b>Agenda Item</b>	1
<b>Appeal Number:</b>	09-ZBA-706
<b>Property Tax ID:</b>	04-18-100-015
<b>Applicant Name(s):</b>	Chris & Mary Seitz
<b>Property Address:</b>	7473 Noah's Landing

Per the 9/1/09 ZBA meeting, the ZBA will consider a resolution to disapprove this variance application. The purpose of this variance request was to allow an expansion of the deck on the south side of the home. This variance application request included recognition of existing nonconformities (lot area, lot width, road side setback, and side yard setback on the north side) and approval of new variances (further encroachment into the water side setback area and side yard setback area on the south side). This deck was recently constructed without a Zoning Permit or variance.

<b>Agenda Item</b>	2
<b>Appeal Number:</b>	09-ZBA-716
<b>Property Tax ID:</b>	04-18-432-006 & 04-18-431-009
<b>Applicant Name(s):</b>	Raymond & Monica Howe
<b>Property Address:</b>	13796 Rustic Drive

The purpose of this variance request is to add a new basement and waterside walk-out under the existing home, a new roadside entry to the house, and an extension of the house's waterside deck. The applicants also propose to construct a new garage on the vacant parcel (i.e., parcel 04-18-431-009). The existing home and some proposed changes are within the required front yard setbacks (roadside and waterside) and side yard setback. The proposed garage is within both front yard setbacks (both roadside). This variance application request also includes recognition of existing nonconformities (lot area and lot width).

<b>Agenda Item</b>	3
<b>Appeal Number:</b>	09-ZBA-717
<b>Property Tax ID:</b>	04-27-400-022
<b>Applicant Name(s):</b>	Robin Warner & Helen Welford
<b>Property Address:</b>	4222 Dexter Townhall Road

The purpose of this variance request is to allow the placement of detached accessory structures (corn crib and greenhouse) in the front yard area abutting Island Lake Road. The proposed structures will meet the front yard setback requirements.

<b>Agenda Item</b>	4
<b>Appeal Number:</b>	09-ZBA-718
<b>Property Tax ID:</b>	04-01-385-010
<b>Applicant Name(s):</b>	Steve & Carol Cafego
<b>Property Address:</b>	8767 Grove Road

The purpose of this variance request is to allow construction of a single-family home that has nonconforming front yard setbacks (roadside), side yard setbacks (east side), and lot coverage that is different than those approved by the ZBA in 2001. This variance application request also includes recognition of existing nonconformities (lot area and lot width).

**VII. Public Comment**

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

**IX. Adjournment**