



# Dexter Township

## Zoning Board of Appeals

6880 Dexter-Pinckney Road  
Dexter, MI 48130

Telephone: 734-426-3767  
Fax: 734-426-3833

www.twp-dexter.org

Steve Burch,  
Chair

Bill Gajewski,  
Vice Chair

Pat Kelly,  
Secretary

Mary Adams  
James Cormier

Paul Godek, Alt  
Wendell Wagner, Alt

DeNette Bolyard,  
Recording Secretary

### SPECIAL MEETING OF THE ZONING BOARD OF APPEALS

**Monday, November 10, 2008,**

Members present: Steve Burch, Chair, Bill Gajewski, Vice Chair, Pat Kelly, Secretary, Mary Adams, Planning Commission Representative

Absent:

Also Present: Patrick Sloan, Director of Planning and Zoning (DPZ)

**I. Call to Order:** The meeting was called to order by Chairman Burch at 7:07 p.m.

**II. Pledge of Allegiance:** Chair Burch led the Pledge of Allegiance to the Flag

**III. Approval of Agenda:** There was a motion by, Adams, supported by Gajewski to approve the agenda as submitted. Carried.

**IV. Approval of Meeting Minutes –**

Kelly made a motion to move the approval of the minutes to after action items on the agenda. Supported by Gajewski. Carried

Tuesday, October 7, 2008 – Gajewski made a motion to approve the minutes as corrected supported by Kelly. Carried.

Thursday, November 6, 2008 – Gajewski made a motion to approve the minutes as corrected. Adams supported the motion. Carried

**V. Public Comment- Non Agenda Items:** None

**VI. Action Items:**

|                           |                            |
|---------------------------|----------------------------|
| <b>Agenda Item #</b>      | 1                          |
| <b>Appeal Number:</b>     | 08-ZBA-701                 |
| <b>Property Tax ID:</b>   | 04-03-226-008              |
| <b>Applicant Name(s):</b> | Wayne & Dorothy Castledine |
| <b>Property Address:</b>  | 9393 Anne Drive            |

The purpose of this variance application is to add a dormer, an attached 2<sup>nd</sup> story deck, and an attached landing and stairway on the 1<sup>st</sup> story deck to the recently approved single family home at 9393 Anne Drive, Pinckney, MI 48169 (parcel 04-03-226-008).

Chair Burch indicated that the list of persons noticed was extensive and would not be read. The list is on file and available at the township hall.

DPZ Sloan gave a brief summary of his report.

Chair Burch read a letter from Mr. Robert Patterson, 9390 Anne into the record.

Public Comment:

Phyllis Mills  
9385 Anne Drive  
Pinckney

Ms. Mills had no objections to request.

Robert Patterson  
9390 Anne St.  
Pinckney

Mr. Patterson was concerned and wants to confirm that the dormer would be located on the south (lake) side of the house and that the dormer was not going to be higher than the existing roofline. Gajewski asked if one of these neighbors was on the north side. Mr. Castledine said yes.

There was a motion by Gajewski, supported by Kelly to approve the request and extend the water side set back as written below.

Roll Call Vote:

**ADAMS – YES      BURCH – YES      KELLY – YES      GAJEWSKI – YES**

Motion Carried

| <u>Section</u>                             | <u>Approved by ZBA on 8/5/2008</u>        | <u>Requested</u>   | <u>Permitted</u> | <u>Description/Notes</u>  |
|--|---|--|------------------|---|
| 12.02(E)(1)                                | .096 acres                                | Same   | 1 acre           | Recognize lot area is less than 1 acre. <u>No changes are proposed.</u>   |
| 12.02(E)(2)                                | 60 feet                                   | Same   | 150 feet         | Recognize lot width/frontage is less than 150 feet. <u>No changes are proposed.</u>   |
| 12.02(E)(3)(a)/<br>18.23(A)<br>Anne Street | 22.5'<br>(home)                           | Same   | 50 feet          | Recognize that the new single-family home and attached deck will be set back less than 50 feet from the Anne Street right-of-way. <u>No changes are proposed.</u>   |
| 12.02(E)(3)(a)/<br>18.23(B)<br>Silver Lake | 25.5 feet<br>(home);<br>18 feet<br>(deck) | Same, add<br>2 <sup>nd</sup> story<br>dormer<br>and deck | 50 feet          | Recognize that the new single-family home and attached deck that will be set back less than 50 feet from Silver Lake. <u>However, the applicants propose to add a dormer, an attached 6' x 14' deck on the second story of the south (water) side, and stairs from the first story deck to the grade.</u> |

DRAFT MINUTES

|                |                                    |   |               |  |
|----------------|------------------------------------|---|---------------|--|
| 12.02(E)(3)(c) | 15.5 feet (home);<br>8 feet (deck) | Same, add 2 <sup>nd</sup> story dormer and deck | 30 feet       | Recognize that the new single-family home and attached deck that will be set back less than 30 feet from the property line to the south. <u>However, the applicants propose to add a dormer, an attached 6' x 14' deck on the second story of the south (water) side, and stairs from the first story deck to the grade.</u> |
| 18.22(A)       | 920.5 sq. ft.                      | Same  | 1,040 sq. ft. | Recognize that the new single-family home will be less than 1,040 square feet. <u>No changes are proposed.</u>   |

|                           |                        |
|---------------------------|------------------------|
| <b>Agenda Item #</b>      | 2                      |
| <b>Appeal Number:</b>     | 08-ZBA-694             |
| <b>Property Tax ID:</b>   | 04-01-181-002          |
| <b>Applicant Name(s):</b> | Paul & Nancy Godek     |
| <b>Property Address:</b>  | 9669 Portage Lake Ave. |

| <b>Variances Requested Per Submitted ZBA Application:</b> |  |                      |                  |  |
|---|--|----------------------|------------------|--|
| <b>Section</b>  | <b>Current</b>                           | <b>Requested</b>     | <b>Permitted</b> | <b>Description/Notes</b>   |
| 12.02(E)(1)   | About .128 acres                         | Same                 | 1 acre           | Recognize lot area is less than 1 acre. <u>No change is proposed.</u>  |
| 12.02(E)(2)   | About 35 feet                            | Same                 | 150 feet         | Recognize lot width is less than 150 feet. <u>No change is proposed.</u>   |
| 18.23(A)  | About 65 feet                            | About 46.5 ft.       | 50 feet          | To reduce the front yard setback from the road by adding a garage and upstairs addition.   |
| 18.23(B)  | 37' 11" (to house);<br>About 13' to deck | Same                 | 50 feet          | Recognize existing front yard setback nonconformities from Portage Lake. <u>No changes are proposed.</u>                         |
| 12.02(E)(3)(b)  | About 2' (north side[deck only])         | Same                 | 7 feet           | Recognize side yard setback from the deck stairs to the north property line is less than 7 feet. <u>No changes are proposed.</u> |
| 12.02(E)(3)(b)  | 1' 7.5" (south side)                     | 1' 7.5" (south side) | 7 feet           | To extend the nonconforming side yard setback on the south side by adding a garage and upstairs addition to be set back 1' 8".   |
| 12.02(E)(4)   | 22.53%                                   | 29.23%               | 25%              | To create a nonconforming lot coverage by adding a garage and upstairs addition.   |
| 18.22(A)  | 24 feet                                  | Same                 | 26 feet          | To extend the nonconforming front elevation of the house by adding a garage and upstairs addition.                               |

Mr. Godek did not provide letter by his surveyor as agreed to on November 6, 2008. This item will be tabled until the December 2, 2008 meeting.

**VII. Public Comment:** None

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

Chair Burch voiced concerns regarding needing another ZBA member.

**IX. Adjournment**

Motion by Kelly, supported by Gajewski to adjourn the meeting at 8:16 p.m. Carried

Respectfully submitted,

DeNette Bolyard,  
Recording Secretary

Pat Kelly,  
Secretary

These minutes have been approved by majority vote at the  
\_\_\_\_\_ Zoning Board of Appeals Meeting.