

**VILLAGE of DEXTER
ZONING BOARD OF APPEALS
March 17, 2008**

The meeting was called to order at 7:02 PM by Chair Bombery at the Dexter Senior Citizen Center, 7720 Ann Arbor Street.

Present: Hansen, Bombery, Rush, Kimmel, Tell

Approval of Minutes

-Moved Kimmel, support Hansen to approve the November 19, 2007 Regular Meeting minutes.
Voice Vote: Unanimous Motion Carried

Approval of the Agenda

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

Site Inspections - yes

Public Hearings

1. Variance Request-ZBA Case #2008-01 401 Cambridge Drive

This Public Hearing is being held to hear public comment regarding a request submitted by David Haig for 401 Cambridge Drive, HD-08-08-260-012. The applicant is requesting the following variance:

A. Section 20.01, Schedule of Regulations for rear yard setbacks in the R1B, One Family Residential – Small Lot District. The applicant is requesting a variance to permit the construction of a deck that will encroach 5 feet into the 15 foot required rear yard setback.

Chair Bombery opened the hearing at 7:05 pm

Community Development Manager Allison Bishop gave a presentation of the applicant's request and the review.

ZBA members discussed the variance request. ZBA discussed the location of the home adjacent to the DAPCO parking area, the buffer between the parking lot and the proposed deck and the existing hedgerow located at the rear of the property.

The hearing was opened to public comment:-none

The hearing was closed to public comment at 7:10 pm

2. Variance Request – ZBA Case #2008-02 7690 Grand Street

This Public Hearing is being held to hear public comment regarding a request submitted by Jonathan Coffey for 7690 Grand Street, HD-08-06-425-001. The applicant is requesting the following variance:

A. Section 20.01, Schedule of Regulations for front yard setbacks in the R1B, One Family Residential – Small Lot District. The applicant is requesting a variance to permit the construction of an attached garage that will encroach 9 ½ feet into the 15 foot required front yard setback.

Chair Bombery opened the hearing at 7:10 pm

Community Development Manager Allison Bishop gave a presentation of the applicant's request and the review.

ZBA members discussed the variance request. ZBA discussed the location of the home and the corner lot challenge, the addition would result in the home fitting in better with the neighborhood and make a more substantial corner, that the addition would be a gentle intrusion into the public space, the excessive space between the building and the pavement edge and that the lot narrows reducing the building envelop size.

The hearing was opened to public comment:

Applicant Jonathan Coffey, 7690 Grand Street gave a presentation and responded to the questions in the review. The applicant provided an additional rendering of the proposed structure with no awning. The ZBA determined that the awning improved the façade of the proposed structure.

The hearing was closed to public comment at 7:33 pm

Business Session

1. Variance Request-ZBA Case # 2008-01

The Public Hearing was held to hear public comment regarding a request submitted by David Haig for 401 Cambridge Drive, HD-08-08-260-012. The applicant requested the following variance:

A. Section 20.01, Schedule of Regulations for rear yard setbacks in the R1B, One Family Residential – Small Lot District. The applicant is requesting a variance to permit the construction of a deck that will encroach 5 feet into the 15 foot required rear yard setback.

The Board discussed the variance request.

-Moved Kimmel, support Bombery based on the information provided by the applicant at the March 17, 2008 Zoning Board of Appeals meeting, the board determines that the request to waive the Section 20.01 Schedule of Regulations for rear yard setbacks, submitted by David Haig for 401 Cambridge Drive, HD-08-08-260-012 to permit the applicant to construct a deck that encroaches 5 feet into the rear yard setback be **granted** because the proposed request **meets** the conditions required for the granting of a variance.

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

1. Practical Difficulties
2. Substantial Justice
3. Extraordinary Circumstances

Ayes: Hansen, Kimmel, Tell, Bombery, Rush

Nays: none

Motion carried

2. Variance Request – ZBA Case #2008-02

The Public Hearing was held to hear public comment regarding a request submitted by Jonathan Coffey for 7690 Grand Street, HD-08-06-425-001. The applicant requested the following variance:

A. Section 20.01, Schedule of Regulations for front yard setbacks in the R1B, One Family Residential – Small Lot District. The applicant is requesting a variance to permit the construction of an attached structure that will encroach 9 ½ feet into the 15 foot required front yard setback.

The Board discussed the variance request.

-Moved Hansen, support Rush based on the information provided by the applicant at the March 17, 2008 Zoning Board of Appeals meeting, the board determines that the request to waive the Section 20.01 Schedule of Regulations for front yard setbacks, submitted by Jonathan Coffey for 7690 Grand Street, HD-08-06-425-001 to permit the applicant to construct an attached structure that encroaches 9 ½ feet into the front yard setback be **granted** for the property located at 7690 Grand Street because the proposed request **meets** the conditions required for the granting of a variance.

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

1. Practical Difficulties
2. Substantial Justice
3. Extraordinary Circumstances

Ayes: Hansen, Kimmel, Tell, Bombery, Rush

Nays: none

Motion carried

Adjournment

-Moved Rush, support Kimmel to adjourn the meeting at 7:42 pm

Voice Vote: Unanimous Motion Carried

Respectfully submitted,

Allison Bishop, Recording Secretary

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