

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
7720 Ann Arbor Street
Dexter Senior Center
Monday, October 20, 2014, 7:00 pm**

AGENDA

A. CALL TO ORDER

B. ROLL CALL -MEMBERS:

S. Hansen	P. Mekas	J. Rush	M. Schmid– PC Rep.
B. Stacey – Alternate	B. Gray – Alternate		J. Carson – VC Rep.

C. APPROVAL OF MINUTES – July 31, 2014 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. STAFF REPORT

F. SITE INSPECTION (Conduct on own)

G. PUBLIC HEARINGS

Order for Public Hearings

- a. Staff presentation.
- b. Petitioner's presentation.
- c. ZBA member reports on conversations and site inspections.
- d. Public comment (State name and address).
- e. Rebuttal by petitioner (At chairman's discretion).
- f. Close the public comment portion of the public hearing

1. Public Hearing for Variance Request (ZBA Case #2014-05)

**Applicant: Michael Garlick
3677 South Downs Dr HD-08-08-260-124**

This Public Hearing is being held to hear public comment regarding the following request submitted by Michael Garlick to waive the 15-foot rear yard requirement in Section 20.01.

PROPOSAL: The application proposes a 5-foot 6-inch variance from the 15-foot rear yard required in Section 20.01, Schedule of Regulations for properties in the R1B district. The applicant desires to construct a 10-foot x 20-foot deck on the rear of the home, located at 3677 South Downs Dr, resulting in a 9-foot-4-inch rear yard setback. The applicant requests the variance due to practical difficulties associated with the property.

H. BUSINESS SESSION

Discussion and possible action following public hearing:

- a. Discussion: Review of facts based on all information presented (from the application, written request for appeal, zoning ordinance, physical characteristics of the parcels, staff reports, hearing testimony). Discussion continues until a member is confident enough to propose a motion that includes a "finding of fact" and/or "conclusions", and "rationale explaining why conclusions are reached" and "conditions" if any.

* This would be the appropriate time for the Board to call witnesses, and ask questions of owners, consultants, staff, etc.

- b. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- c. Discussion on standards and requirements of the ordinance.
- d. Action on the motion.

**1. CONSIDERATION OF: ZBA Case #2014-05
Variance Request for 3677 South Downs Dr
Applicant Michael Garlick**

2. Election of officers

I. ADJOURNMENT

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Village Office at (734) 426-8303, at least forty-eight hours prior to the meeting. Village staff will be please to make the necessary arrangements.