

Recess: none

Business Session

1. Variance Request-ZBA Case # 2012-02

The Public Hearing is being held to hear public comment regarding a request submitted by Lisa Phillips, for 3360 Edison Street, Tax ID: HD-08-06-178-009.

Variances were requested from the following section:

Section 20.01, Side yard setback in the R1B One Family Residential—Minimum side yard setback requirement for a principle building is 10 feet.

The Board and the applicant began discussing the variance request.

1. Location of the proposed garage – the applicant stated that the location was selected to allow better access to the house, to be able to construct standard roof lines that will reduce future winter ice dams.
2. The encroachment is being reduced from 6 feet to 4 feet.
3. The setback is being increased from 2 feet to 4 feet.
4. The improvement, request and application seem straight forward.
5. Today's standard is a 2 car garage, which is what the applicant is requesting.
6. The non-conformity is being reduced.
7. The new vinyl siding will match the house, the current siding is old and in disrepair.
8. Current exterior storage is will be moved indoors.

The Board and the applicant discussed the request, Practical Difficulties, Substantial Justice, Public Safety and No Safety Hazard.

Moved Wilcox, support Rush, based on the information provided by the applicant (Case 2012-02) at the September 5, 2012 Zoning Board of Appeals meeting, the Board determines that the request to waive the requirements of Section 20.01, Schedule of Regulations for side yard setbacks in the R1B, One Family Residential District be **GRANTED**. The application submitted by Lisa Phillips for 3360 Edison Street, HD-08-06-178-009, **MEETS** the conditions required for the granting of a variance. The applicant is therefore **PERMITTED** to construct an attached garage along the northeast property line that encroaches 4 feet into the side yard setback as shown on the applicant's application.

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

1. Practical Difficulties – the dimensional provisions are preventing the construction of a standard 2 car garage.
2. Substantial Justice – the neighbors support the addition to eliminate the outdoor storage.
3. Public Safety – There are no public safety concerns.
4. No Safety Hazard or Nuisance – There are no safety hazard or nuisance concerns with the applicant's proposal.

Ayes: Wilcox, Rush, Bombery, Hansen

Nays: none

Motion Carried

2. Election of Officers

1. Chair-Eric Bombery
2. Vice Chair-Jon Rush
3. Secretary-Sandy Hansen

Moved Bombery, support Hansen to nominate the Current Slate

Voice Vote: Unanimous

Motion Carried

Adjournment

Meeting adjourned at 7:21 pm

Respectfully submitted,

Brenda Tuscano
Recording Secretary

Filing Approved 10-15-12