

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING**

******* 7714 Ann Arbor Street *******

**Copeland Board Room
Wednesday, September 5, 2012, 7:00 pm**

AGENDA

A. CALL TO ORDER

- B. ROLL CALL - MEMBERS:**
- | | |
|-----------------------|---------------------|
| S. Hansen, Secretary | J. Rush, Vice Chair |
| E. Bombery, Chair | D. Wilcox – PC Rep. |
| R. Tell – VC Rep. | Vacancy - Alternate |
| B. Stacey - Alternate | |

C. APPROVAL OF MINUTES – June 18, 2012 Regular meeting minutes

D. APPROVAL OF THE AGENDA

E. SITE INSPECTION (Conduct on own)

F. 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. Open Public Hearing for Variance Request (ZBA Case #2012-02)
Variance Request for Lisa Phillips
3360 Edison Street, HD-08-06-178-009**

This Public Hearing is being held to hear public comment regarding the following request to permit the side yard setback encroachment of the principle building:

- A. Section 20.01, Side yard setback in the R1B One Family Residential– Minimum side yard setback requirement for a principle building is 10 feet.
PROPOSAL – The applicant is requesting a variance to permit the attached garage, considered a principle structure, to encroach 4 feet into the required 10 foot side yard setback. The resulting side yard setback would be 6 feet.

G. BUSINESS SESSION

- 1. Consideration of: Variance Request for Lisa Phillips
3360 Edison Street, HD-08-06-178-009
(ZBA Case #2012-02)**

1. 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.
2. Motion is proposed on “finding of fact, rationale, conclusions and conditions.”
3. Discussion on standards and requirements of the ordinance.
4. Action on the motion.

2. Election of Officers

1. Chair
2. Vice Chair
3. Secretary

Current Slate

Chair – Eric Bombery
Vice Chair – Jon Rush
Secretary – Sandy Hansen

H. ADJOURNMENT