

**VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
7720 Ann Arbor Street
Dexter Senior Center
Monday, April 20, 2015, 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		Ray Tell – VC Rep.

C. APPROVAL OF MINUTES – December 15, 2014 Regular meeting minutes

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D. APPROVAL OF THE AGENDA

E. STAFF REPORT (verbal)

F. SITE INSPECTION (Conduct on own)

G. PUBLIC HEARINGS - None

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

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. ZBA Case #2015-01

Variance Request

Applicant: Jean Hosford, 7910 Fifth Street, HD-08-06-128-010

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This Public Hearing is being held to hear public comment regarding a request submitted by Jean Hosford to waive the following requirement:

Section 20.01 Schedule of Regulations for Principal Buildings – Residential; the minimum side yard setback for a principal structure in the R-1B One Family Residential District is 10 feet.

PROPOSAL: The applicant proposes a reduced setback of 5.0 feet due to practical difficulties associated with the property.

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 City Office at (734) 426-8303, at least forty-eight hours prior to the meeting. City staff will be please to make the necessary arrangements.