VILLAGE OF DEXTER
ZONING BOARD OF APPEALS MEETING
7720 Ann Arbor Street
Dexter Senior Center
Monday, May 18, 2015, 7:00 pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL -MEMBERS:

S. Hansen	P. Mekas	J. Rush
M. Schmid– PC Rep.	Ray Tell – VC Rep.	

C. APPROVAL OF MINUTES – April 20, 2015 Regular meeting minutes **Pg. 1-3**

D. APPROVAL OF THE AGENDA

E. STAFF REPORT **Pg. 4-5**

F. SITE INSPECTION (Conduct on own)

G. PUBLIC HEARINGS

Order for Public Hearings

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

1. OPEN PUBLIC HEARING FOR VARIANCE REQUEST - ZBA Case #2015-02 **Pg. 6-21**
Variance Request for Strawberry Alarm Clock, 3441 Broad Street, 08-03-31-477-002
Applicant: Ply Architecture, on behalf of property owner, Jack Savas

This Public Hearing is being held to hear public comment regarding a variance request from Section 20.01 Schedule of Regulations for Principal Buildings-Residential in the City of Dexter Zoning Ordinance, submitted by Ply Architecture, for property located at 3441 Broad Street, 08-03-31-477-002. The request calls for a 19.25-foot variance from the required 25-foot rear yard setback in the VR Village Residential District. The variance, if granted, would allow a 5.75-foot rear yard setback.

PROPOSAL: The applicant proposes a 5.75-foot rear yard setback feet 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.

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.