

2. ZBA2016-05 Variance Request 3544 Lexington (parcel ID 08-08-08-260-066)

Pg. 27-53

Applicant: Elizabeth Ritter

Property Owner: Peters Building Company

The purpose of the hearing is to consider a variance request, submitted by Elizabeth Ritter for property located at 3544 Lexington (08-08-08-260-066). Ms. Ritter has requested the following variance from Section 20.01, Schedule of Regulations of the City of Dexter Zoning Ordinance, to allow the construction of a 14-foot by 14-foot deck and stairway:

- A 2% increase in the maximum lot coverage, from 30% to 32%.

The applicant cites practical difficulties associated with the property.

If the request is granted, the applicant would be allowed the construction of a 14-foot x 14-foot deck and stairway and have maximum lot coverage of 32%. Discussion and possible action following the public hearing.

Business session following the 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.

H. 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.