

- a. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- b. Discussion on standards and requirements of the ordinance.
- c. Action on the motion.

2. AP2016.17-31 ZBA Side Yard Setback Variance Request for 8068 Huron Street (08-03-32-360-008) **Pg. 7-49**

Applicant: Forward Design Build

Property Owner: Elizabeth Yakel

Public hearing to consider a request for a 5-foot 8-inch variance from Section 20.01 of the City of Dexter Zoning Ordinance. If granted, a 4-foot 2-inch side yard setback from the eastern property line (adjacent to 8058 Huron Street) would be allowed. The applicant is requesting the variance due to practical difficulties with the property.

Discussion following public hearing: 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.

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.

- d. Motion is proposed on "finding of fact, rationale, conclusions and conditions."
- e. Discussion on standards and requirements of the ordinance.
- f. 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.