



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833
WWW.TWP-DEXTER.ORG

STEVE BURCH,
CHAIR
BILL GAJEWSKI,
VICE CHAIR
PAT KELLY,
SECRETARY
MARY ADAMS
JIM CORMIER, ALT.
PAUL GODEK, ALT.
DENETTE BOLYARD,
RECORDING SECRETARY

AGENDA

June 3, 2008

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Approval of Meeting Minutes
- V. Public Comment – Non Agenda Items
- VI. Action Items:

Agenda Item #	1
Appeal Number:	08-ZBA-681
Property Tax ID:	04-03-300-001
Applicant Name(s):	YMCA
Property Address:	9141 Dexter Townhall Road

Variations Requested Per Submitted ZBA Application:				
<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted/Required</u>	<u>Description/Notes</u>
11.02(E)(3)(a)/ 18.23(A)(4)(e)	39 feet (Arts & Crafts Pavilion) from Dexter Townhall Road	25 feet	100 feet	To allow <u>further encroachment</u> into the required front yard setback area by the Arts & Crafts Pavilion.
11.02(E)(3)(a)/ 18.23(B)	33 feet (Arts & Crafts Pavilion) from Silver Lake high water mark	40 feet	50 feet	To <u>retract the nonconforming waterside setback</u> to a less nonconforming setback.
11.02(E)(3)(a)/ 18.23(B)	Approx. 25 feet and 40 feet (2 buildings in the northwest corner of the site) from Silver Lake high water mark	Same	50 feet	Recognize the current nonconforming waterside setback for the 2 buildings in the northwest corner of the site. <u>No changes are proposed</u> to these buildings.
18.18(C)	Yes	Yes	No	To <u>allow</u> accessory buildings to be located in a front yard.
18.18(D)	5,644 square feet	4,625 sq. ft.	2,000 sq. ft.	To <u>reduce</u> the nonconforming lot coverage of accessory structures.
20.04	Mature trees within the required clear zone triangles of intersecting driveways and roads	Same	At least 20 ft. (driveways)/ 30 ft. (roads) clear zone triangle	Recognize the driveways do not have a clear zone triangle of at least 20 feet and the intersecting roads do not have a clear zone triangle of at least 30 feet.
21.03(B)(16)	23 spaces	17 spaces	Unknown	To <u>allow</u> for the minimum allowable number of parking spaces to be set at 17.

**Dexter Township
Zoning Board of Appeals Meeting Agenda**

21.04(A)	Unmarked parking lot	Same	Parking lot must be marked	To allow the continuation of an unmarked parking lot.
21.04(B)	16 feet	18 feet	30 feet	To <u>widen</u> the nonconforming driveway width to 18 feet.
21.04(D)	Gravel parking lot surface	Gravel	Paved	To <u>allow</u> the continuation of a parking lot surface that is not paved.
21.05	No loading space	Same	1 loading space	To waive the requirement of 1 loading space and allow for no loading space.

Agenda Item #	2
Appeal Number:	08-ZBA-679B
Property Tax ID:	04-13-300-002
Applicant Name(s):	Matt Schuster (applicant for Dexter Dental Center)/ 7141 Dexter Pinckney, LLC (owner of Dexter Dental Center)
Property Address:	7141 Dexter-Pinckney Road

Variances Requested Per Submitted ZBA Application:

<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted/Required</u>	<u>Description/Notes</u>
13.01(E)(1)	.87 acres	same	1 acre	Recognize lot is less than 1 acre. No change is proposed.
13.01(E)(2)	171.4 feet	same	200 feet	Recognize lot is less than 200 feet wide. No change is proposed.
13.01(E)(3)(a)/ 18.23(A)(1)(c)/ 21.04(E)	Approx. 51 feet	40.05 ft.	150 feet	To allow <u>further encroachment</u> into the required front yard setback area by the parking lot.
13.01(E)(3)(b)	25.27 feet (south)/ 25.61 feet (west)	25.27 feet (south)/ 25.61 feet (west)	30 feet	Recognize the building's side yard setback on the south and rear yard setback on the west is less than 30 feet. No changes are proposed.
21.02(F)	Approx. 55 feet	Approx. 45 feet	50 feet	To <u>create a nonconforming queue length</u> of less than 50 feet by way of adding parking spaces eastward.
21.04(B)(1)	Approx. 19 feet	Approx. 19 feet	30 feet	To realign the driveway while keeping it at the same nonconforming width.
21.05(B)	No loading space	Same	1 loading space	To waive the requirement of 1 loading space and allow for no loading space.

Agenda Action Item	3
Appeal Number:	08-ZBA-682
Property Tax ID:	04-18-179-020
Applicant Name(s):	Richard Bradburn
Property Address:	7295 Webb Shore Drive

Variations Requested Per Submitted ZBA Application:				
<u>Section</u>	<u>Current</u>	<u>Requested</u>	<u>Permitted</u>	<u>Description/Notes</u>
12.02(E)(1)	.064 acres	.064 acres	1 acre	Recognize lot area is less than 1 acre.
12.02(E)(2)	32.82 feet	32.82 feet	150 feet	Recognize lot width is less than 150 feet.
18.23(A) (road)	1' (road)	1' (road)	50 feet	Recognize current front yard setback of the home on the road side is less than 50 feet.
18.23(B) (water) (home)	48' (water)	48' (water)	50 feet	Recognize current front yard setback of the home on the water side is less than 50 feet.
18.23(B) (water) (deck*)	37' (water)*	37' (water)*	50 feet	<u>To allow further encroachment</u> on the water side via the deck.
12.02(E)(3)(b) (home)	1' (south)	1' (south)	5 feet	Recognize current side yard setback of the home on the south side is less than 5 feet.
12.02(E)(3)(b) (shed)	3' (north)	3' (north)	5 feet	Recognize current side yard setback of the shed on the north side is less than 5 feet.
12.02(E)(3)(b) (deck*)	2' (south)*	2' (south)*	5 feet	<u>To allow further encroachment</u> on the side yard setback on the south side via the deck.
12.02(E)(4)	32.32%	32.32%	25%	Recognize lot coverage is greater than 25%.
18.22(A)	24 feet	24 feet	26 feet	Recognize that the front elevations are less than 26 feet.
Purpose: Allow for construction of a 12-foot wide deck along the west (lake side) elevation of the existing single family home. The parcel currently contains a two-story single family home. The attached deck was recently constructed without a Zoning Permit or variance.				

Tabled from the April 1, 2008 meeting.

VII. Public Comment:

VIII. Concerns of Board Members, Zoning Administrator, Recording Secretary

IX. Adjournment