

# DEXTER TOWNSHIP

6880 DEXTER PINCKNEY RD

DEXTER, MICHIGAN 48130

(734) 426-3767

Fax (734) 426-3833

E-mail [dbolyard@twp-dexter.org](mailto:dbolyard@twp-dexter.org)

[www.twp-dexter.org](http://www.twp-dexter.org)

Zoning Board of Appeals

Meeting Minutes

October 12, 2004

Present: Steve Burch, Chairman, David Millar, Secretary, James Cormier, William Gajewski, Pat Kelly.

The meeting was called to order at 7:35 p.m. by Chair Steve Burch

1)

**04-01-180-001**

**04-ZBA-594**

**Derryl Hill**

**8511 Portage Lake Blvd.**

Applicant requests relief from:

Section 18.23.A to allow 36' from new addition to Portage Lake Blvd as well as 40' from McGregor Road.

Section 9.10 to allow 17' rear yard setback from McGregor Road.

And to recognize the following existing non-conformities:

10' from McGregor Road to existing home.

41' from Portage Lake Blvd. To front of existing home.

23' from rear lot line of Portage Lake Blvd.

Lot less than one acre.

Lot less than 150' wide.

Existing shed is 3' from property line on the South side, and 2' from property line on the West Side.

To allow for the construction of an 18' x26' addition to the existing home.

Persons notified were read into the record and only the applicant was present.

Discussion was held and questions by the Board were whether or not the applicant had plans to asphalt the driveway. After questions and answers a resolution was presented as follows:

**Notice of Appeal – Derryl Hill (File No. 04-ZBA- 594)**

The following preamble and resolution were offered by Member Gajewski and supported by Member Millar:

**Whereas**, on August 22, 2004, Derryl Hill filed a Notice of Appeal requesting variances from specific site development requirements of the Dexter Township Zoning Ordinance to permit the construction of a 18' x 26' 2 story addition (split level) on property located at 8511 Portage Blvd., 04-01-180-001 and,

**Whereas**, a public hearing before the Dexter Township Zoning Board of Appeals held on October 12, 2004, was attended by the applicant, and members of the public and application materials were reviewed and public comments, were entered into the record and,

**Whereas**, per section 4.05.C.1, the Dexter Township Zoning Board of Appeals has the authority to authorize the requested variance(s) from site development requirements provided that required findings are met and the record of the ZBA contains evidence supporting each conclusion and,

**Whereas**, in compliance with section 4.05.C.1.a, conformance to the strict letter of the Ordinance as applied to the single family dwelling use of the property will create a non-economic practical difficulty due to the fact that the standards of the Ordinance are being applied to an existing condition and,

**Whereas**, in compliance with section 4.05.C.1.b, the shallow corner lot with two rear setbacks represent unique circumstances and physical conditions that do not generally apply to other property in the lakes residential that will not be recurrent in nature and,

**Whereas**, in compliance with section 4.05.C.1.c, the physical conditions and circumstances do not result from any action of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.d, the requested variances will apply only to property under the control of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.e, the variances will be in harmony with the general purpose and intent of the Ordinance and will not cause

a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or district and,

**Whereas**, in compliance with section 4.05.C.1.f, strict compliance with area, setbacks, would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome and,

**Whereas**, in compliance with section 4.05.C.1.g, the variance(s) requested is/are the minimum amount necessary to overcome the inequality inherent in the applicant's particular property and,

**Whereas**, in compliance with section 4.05.C.1.h, the requested variances permit only a single family dwelling which is a principally permitted use in the lakes residential zoning district and,

**Be it therefore resolved** that the following variances are approved:

From Section 18.23.A, a front yard setback of 36 feet from Portage Lake Blvd to the new addition.

From Section 18.23.A, a front yard setback of 40 feet from McGregor Rd to new addition.

From Section 12.02.E.3.c, a west rear yard setback of 17 feet to new addition.

**Be it also resolved** that the following existing non-conformities are recognized:

Section 12.02.E.1, a lot area of 8000 sq ft .

Section 12.02.E.2, a lot frontage of 80' and 100'.

Section 12.02.E.3.c, a south rear yard setback of 23 feet to existing home.

Section 18.18 C Two and three foot rear property line setbacks from existing woodshed.

Section 18.23.A a 41 foot front yard setback from Portage Lake Blvd to existing home.

Section 18.23.A.4. a 10 foot front yard setback from existing home to McGregor

**Be it also resolved** that the following conditions shall apply to the issuance of this/these variances:

Submission to the Zoning Administrator of all required Plot Plan data per Sections 6.03.A.1.a thru 6.03.A.1.k of the Zoning Ordinance prior to issuance of a zoning permit.

Conformance with all applicable provisions of Article 18, General Provisions and Article 24, Environmental Protection of the Dexter Township Zoning Ordinance prior to the issuance of a final certificate of zoning compliance. Pursuant to the Dexter Township Fee Schedule, payment of engineering consulting and/or legal fees as required by the ZBA for the purpose of storm water management prior to the issuance of a final certificate of zoning compliance.

Storm water management practices may not be necessary. Since storm water may be contained on site. However, this depends on the final finish grade and the final determination shall be made by the Zoning Administrator or Township Engineer.

If required, rain gardens or equivalent stormwater management practices shall be used. Based on the total area of impervious surfaces.

Driveway is to remain gravel unless approved by the Zoning Administrator for storm water management.

Burch – yea, Cormier – yea, Gajewski – yea, Kelly – yea, Millar - yea

**2)**

04-04-02-400-030/031

04-ZBA-595

Timothy Gray

9377 Dexter-Pinckney Road

Applicant requests relief from:

Section 18.23.A. to allow a 15' setback from Dexter-Pinckney Road. (150' required)

Section 12.02.E.3.c. To allow 15' rear side setback, from Dexter-Pinckney Road.

And to recognize the following existing non-conformities:

18' waterside setback from deck to waters edge.

21' from South side property line to existing home.

Lot less than one acre.

Lot less than 150' wide.

To allow for the construction of a 26' x 26' garage

Persons notified were read into the record and the applicant, Timothy Gray, and his neighbor, Kurt Weber were present

**Notice of Appeal – Timothy Gray (File No. 04-ZBA-595)**

The following preamble and resolution were offered by Member Gajewski and supported by Member Kelly:

**Whereas**, on September 16, 2004, Timothy Gray filed a Notice of Appeal requesting variances from specific site development requirements of the Dexter Township Zoning Ordinance to permit construction of a 26' x 26' garage. on property located at 9377 Dexter Pinckney Road, 04-02-400-030&031. and,

**Whereas**, a public hearing before the Dexter Township Zoning Board of Appeals held on October 12, 2004, was attended by the applicant, and members of the public and application materials were reviewed and public comments, were entered into the record and,

**Whereas**, per section 4.05.C.1, the Dexter Township Zoning Board of Appeals has the authority to authorize the requested variance(s) from site development requirements provided that required findings are met and the record of the ZBA contains evidence supporting each conclusion and,

**Whereas**, in compliance with section 4.05.C.1.a, conformance to the strict letter of the Ordinance as applied to the single family dwelling use of the property will create a non-economic practical difficulty due to the fact that the standards of the Ordinance are being applied to an existing condition and,

**Whereas**, in compliance with section 4.05.C.1.b, the irregular shaped parcel – divided by an easement and having two front yards, which represent unique circumstances that do not generally apply to other property in the lakes residential zoning district that will not be recurrent in nature and,

**Whereas**, in compliance with section 4.05.C.1.c, the physical conditions and circumstances do not result from any action of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.d, the requested variances will apply only to property under the control of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.e, the variance(s) will be in harmony with the general purpose and intent of the Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the

use and enjoyment of property in the neighborhood or district, and,

**Whereas**, in compliance with section 4.05.C.1.f, strict compliance with setbacks, would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome and,

**Whereas**, in compliance with section 4.05.C.1.g, the variances requested are the minimum amount necessary to overcome the inequality inherent in the applicant's particular property, and ,

**Whereas**, in compliance with section 4.05.C.1.h, the requested variances permit only single family dwelling, which is a principally permitted use in the lakes residential zoning district and,

**Be it therefore resolved** that the following variances are approved:

From Section 18.23.A, a front yard setback of 15 feet from Dexter Pinckney Rd to the new garage.

From Section 18.23.A, a front yard setback of 20 feet from access easement to the new garage.

From Section 12.02.E.3.c, a northeast rear yard setback of 15 feet from Dexter Pinckney Rd to new garage.

**Be it also resolved** that the following existing non-conformities are recognized:

Section 12.01.E.1,12.02.E.1, a lot area of .36 acre.

Section 12.02.E.2, a lot frontage and lot width of under 150 feet.

Section 18.23.B., a water side setback of 18' from deck to waters edge.

Section 18.18.C., Northeast and southwest rear set back to shed.

**Be it also resolved** that the following conditions shall apply to the issuance of this/these variances:

Submission to the Zoning Administrator of all required Plot Plan data per Sections 6.03.A.1.a thru 6.03.A.1.k of the Zoning Ordinance prior to issuance of a zoning permit.

Conformance with all applicable provisions of Article 18, General Provisions and Article 24, Environmental Protection of the Dexter Township Zoning Ordinance prior to the issuance of a final certificate of zoning compliance.

Dexter Township  
Zoning Board of Appeals  
Meeting Minutes  
October 12, 2004

Pursuant to the Dexter Township Fee Schedule, payment of engineering consulting and/or legal fees as required by the ZBA for the purpose of storm water management prior to the issuance of a final certificate of zoning compliance. Also, applicant to remove 8' x 8' concrete slabs. Must keep garage grade at existing natural grade. Therefore garage grade will be below the grade of the gravel road which acts as a berm to contain storm water and from entering the lake. However, garage finished floor grade may be raised higher if a swail is provided to prevent stormwater from traversing gravel road. Applicant shall provide at least a 50 square feet of linear rain garden by using a raised planter directly under eaves on south side of home or other equivalent storm water management practices.

As approved by the Zoning Administrator or Township Engineer.

Burch – yea, Cormier – yea, Gajewski – yea, Kelly- yea, Millar- yea

**3)**

**04-01-181-010**

**04-ZBA-597**

**Ronald S. Chisa**

**9607 Portage lake Ave**

Applicant requests relief from:

Section 18.23.A to allow a 34' setback from Portage Lake Ave to the front of the new garage.

Section 12.02.E.3.b. To allow a 3' side setback on the South East Side and a 3'8" side setback on the North West Side' (5' required)

And to recognize the following existing non-conformities:

All non-conformities were recognized in September of 1999.

To allow for the construction of an 18' x26' two car garage and an 8'9" mud room. Proposed mudroom is to be attached to the existing home, and the proposed garage would then be joined to the new mudroom. New addition would be 630 square feet.

Persons notified were read into the record and present was the applicant.

Discussion was held regarding side yard set backs and afterward the following resolution was offered.

**Notice of Appeal – Ronald Chisa (File No. 04-ZBA-597)**

The following preamble and resolution were offered by Member Gajewski and supported by Member Millar:

**Whereas**, on September 20, 2004, Ronald Chisa filed a Notice of Appeal requesting (a) variance(s) from specific site development requirements of the Dexter Township Zoning Ordinance to permit the construction of a 18' x 26.9' addition to existing home to include a garage and mudroom on property located at 9607 Portage Lake Ave. 04-01-181-010.

**Whereas**, a public hearing before the Dexter Township Zoning Board of Appeals held on October 12, 2004, was attended by the applicant, and members of the public and application materials were reviewed. and,

**Whereas**, per section 4.05.C.1, the Dexter Township Zoning Board of Appeals has the authority to authorize the requested variance(s) from site development requirements provided that required findings are met and the record of the ZBA contains evidence supporting each conclusion and,

**Whereas**, in compliance with section 4.05.C.1.a, conformance to the strict letter of the Ordinance as applied to the single family use of the property will create a non-economic practical difficulty due to the fact that the standards of the Ordinance are being applied to an existing condition and,

**Whereas**, in compliance with section 4.05.C.1.b, a extremely narrow lot width which represent unique circumstances that do not generally apply to other property in the Lakes Residential *zoning* district that will not be recurrent in nature and,

**Whereas**, in compliance with section 4.05.C.1.c, the physical conditions do not result from any action of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.d, the requested variances will apply only to property under the control of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.e, the variance(s) will be in harmony with the general purpose and intent of the Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or district and,



**Whereas**, in compliance with section 4.05.C.1.f, strict compliance with setbacks would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome and,

**Whereas**, in compliance with section 4.05.C.1.g, the variance(s) requested is/are the minimum amount necessary to overcome the inequality inherent in the applicant's particular property and,

**Whereas**, in compliance with section 4.05.C.1.h, the requested variances permit only single family dwelling, which is a principally permitted use in the lakes residential *zoning district* and,

**Be it therefore resolved** that the following variance(s) are approved:

From Section 18.23.A, a front yard setback of 34 feet from Portage Lake Ave to front of new garage.

From Section 12.02.E.3.b, a south east side yard setback of 1 foot to new garage.

From Section 12.02.E.3.b, a northwest side yard setback of 5'8" to new garage.

**Be it also resolved** that all existing non-conformities were recognized in September 1999.

**Be it also resolved** that the following conditions shall apply to the issuance of this/these variance(s):

Submission to the Zoning Administrator of all required Plot Plan data per Sections 6.03.A.1.a thru 6.03.A.1.k of the Zoning Ordinance prior to issuance of a zoning permit.

Conformance with all applicable provisions of Article 18, General Provisions and Article 24, Environmental Protection of the Dexter Township Zoning Ordinance prior to the issuance of a final certificate of zoning compliance.

Pursuant to the Dexter Township Fee Schedule, payment of engineering consulting and/or legal fees as required by the ZBA for the purpose of storm water management prior to the issuance of a final certificate of zoning compliance. Also provide a 64 square foot of rain garden at drainage system discharge point.

Driveway on parking area shall remain gravel or similar permeable surface.

Burch - yea Cormier – nay, Gajewski – yea, Kelly – nay, Millar - yea

5)  
**04-07-102-014**  
**04-ZBA-598**  
**Dana Miller**  
**13800 Edgewater**

Applicant requests relief from:

Section 18.23.A to allow a 6' setback from the easement on the West Side, to the proposed home. Also to allow a 3' setback from new deck to the Easement.

Section 9.10 to allow a 6' setback on rear of property (East Side rear) as well as to allow a 3' setback to edge of proposed deck.

All non-conformities were recognized in January of 2003

To allow for the removal of the existing home and to rebuild a new two story single family home. Also to include a new deck on the lake side of the new home.

**Notice of Appeal – Dana Miller (File No. 04-ZBA-598)**

The following preamble and resolution were offered by Member Kelly and supported by Member Cormier:

**Whereas**, on September 21, 2004, Dana Miller filed a Notice of Appeal requesting variances from specific site development requirements of the Dexter Township Zoning Ordinance to permit destruction of existing single family dwelling and construct a new single family dwelling with a deck on property located at 13800 Edgewater, 04-07-102-014 and,

**Whereas**, a public hearing before the Dexter Township Zoning Board of Appeals held on October 12, 2004, was attended by the applicant, representatives of the applicant, and members of the public and application materials were reviewed and public comments, were entered into the record and,

**Whereas**, per section 4.05.C.1, the Dexter Township Zoning Board of Appeals has the authority to authorize the requested variance(s) from site development requirements provided that required findings are met and the record of the ZBA contains evidence supporting each conclusion and,

**Whereas**, in compliance with section 4.05.C.1.a, conformance to the strict letter of the Ordinance as applied to the single family dwelling use of the property will

create a non-economic practical difficulty due to the fact that the standards of the Ordinance are being applied to an existing condition and,

**Whereas**, in compliance with section 4.05.C.1.b, the narrow width of the lot and also being a corner lot represent unique physical conditions that do not generally apply to other property in the Lakes Residential that will not be recurrent in nature and,

**Whereas**, in compliance with section 4.05.C.1.c, the physical conditions do not result from any action of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.d, the requested variances will apply only to property under the control of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.e, the variances will be in harmony with the general purpose and intent of the Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or and,

**Whereas**, in compliance with section 4.05.C.1.f, strict compliance with area, setbacks, would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome and,

**Whereas**, in compliance with section 4.05.C.1.g, the variance(s) requested is/are the minimum amount necessary to overcome the inequality inherent in the applicant's particular property and,

**Whereas**, in compliance with section 4.05.C.1.h, the requested variances permit only single family dwelling, which is a principally permitted use in the Lakes Residential zoning district and,

**Be it therefore resolved** that the following variance(s) are approved:

From Section 18.23.A, a front yard setback of 4 feet from Barrington street to deck.

From Section 12.02.E.3.c, a east rear yard setback of 4 feet to deck.

**Be it also resolved** that the following existing non-conformities are recognized:

Section 12.01.E.1, a lot area of 9461 sq ft

**Be it also resolved** that the following conditions shall apply to the issuance of this/these variance(s):

Submission to the Zoning Administrator of all required Plot Plan data per Sections 6.03.A.1.a thru 6.03.A.1.k of the Zoning Ordinance prior to issuance of a zoning permit.

Conformance with all applicable provisions of Article 18, General Provisions and Article 24, Environmental Protection of the Dexter Township Zoning Ordinance prior to the issuance of a final certificate of zoning compliance.

Pursuant to the Dexter Township Fee Schedule, payment of engineering consulting and/or legal fees as required by the ZBA for the purpose of storm water run off plan prior to the issuance of a final certificate of zoning compliance. Also, the first floor finished grade is no higher than 16" and deck is no higher than 12" above grade.

Burch- yea, Cormier- yea, Gajewski- yea, Kelly- yea, Millar- yea

**04-01-106-018**  
**04-ZBA-596**  
**Charles Paas**  
**9949 Algonquin**

**Moved to number five on agenda**

Applicant requests relief from:

Section 18.23.B to allow a 48' setback from the waters edge to the new construction. (50' required)

And to recognize the following existing non-conformities:

All non-conformities were recognized in July of 2004.

To allow for the construction of a new 820 S.F home with attached two-car garage. The proposed 8' of new land to be purchased from the neighbor, Mr. Reed has not been used to figure lot coverage. The new 8'has been used to figure the setback however. The existing home is to be torn down.

**Notice of Appeal – Charles Paas (File No. 04-ZBA-596)**

Dexter Township  
Zoning Board of Appeals  
Meeting Minutes  
October 12, 2004

The following preamble and resolution were offered by Member Kelly and supported by Member Gajewski:

**Whereas**, on September 18,2004, Charles Paas filed a Notice of Appeal requesting variances from specific site development requirements of the Dexter Township Zoning Ordinance to permit on property located at 9949 Algonquin, 04-01-106-018 and,

**Whereas**, a public hearing before the Dexter Township Zoning Board of Appeals held on October 12,2004, was attended by the applicant, members of the public and application materials were reviewed and public comments, were entered into the record and,

**Whereas**, per section 4.05.C.1, the Dexter Township Zoning Board of Appeals has the authority to authorize the requested variance(s) from site development requirements provided that required findings are met and the record of the ZBA contains evidence supporting each conclusion and,

**Whereas**, in compliance with section 4.05.C.1.a, conformance to the strict letter of the Ordinance as applied to the single family dwelling use of the property will create a non-economic practical difficulty due to the fact that the standards of the Ordinance are being applied to an existing condition and,

**Whereas**, in compliance with section 4.05.C.1.b, a narrow lot and location of existing neighboring homes represent unique circumstances that do not generally apply to other property in the Lakes Residential Zoning District that will not be recurrent in nature and,

**Whereas**, in compliance with section 4.05.C.1.c, the physical conditions do not result from any action of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.d, the requested variances will apply only to property under the control of the applicant and,

**Whereas**, in compliance with section 4.05.C.1.e, the variances will be in harmony with the general purpose and intent of the Ordinance and will not cause a substantial adverse effect upon surrounding property, property values, and the use and enjoyment of property in the neighborhood or and,

**Whereas**, in compliance with section 4.05.C.1.f, strict compliance with area, setbacks, would unreasonably prevent the owner from using the property for a

permitted purpose, or would render conformity unnecessarily burdensome due to the location of existing homes in relationship to the lake, and,

**Whereas**, in compliance with section 4.05.C.1.g, the variance(s) requested is/are the minimum amount necessary to overcome the inequality inherent in the applicant's particular property and,

**Whereas**, in compliance with section 4.05.C.1.h, the requested variances permit only a single family dwelling, which is a principally permitted use in the Lakes Residential Zoning District and,

**Whereas**, the applicant has agreed to purchase an 8' strip of land the length of the lot from the neighbor, Dr. Reed for the purpose of improving side yard setback distances and the square footage from this property has not been used in the lot coverage calculation for the applicant's property.

**Be it therefore resolved** that the following variance(s) are approved:

From Section 18.23.B, a waterside yard setback of 48 feet from Portage Lake to the new dwelling.

**Be it also resolved** that the following existing non-conformities are recognized:

Section 12.01.E.1, a lot area of 6459 and Dr. Reeds of 7263 square feet.  
Section 12.02.E.2, a lot width of 41.7 feet.

**Be it also resolved** that the following conditions shall apply to the issuance of this/these variance(s):

Submission to the Zoning Administrator of all required Plot Plan data per Sections 6.03.A.1.a thru 6.03.A.1.k of the Zoning Ordinance prior to issuance of a zoning permit.

Conformance with all applicable provisions of Article 18, General Provisions and Article 24, Environmental Protection of the Dexter Township Zoning Ordinance prior to the issuance of a final certificate of zoning compliance.

Pursuant to the Dexter Township Fee Schedule, payment of engineering consulting and/or legal fees as required by the ZBA for the purpose of storm water management and deed inspection prior to the issuance of a final certificate of zoning compliance.

Also proof is presented to the Zoning Administrator that the applicant has purchased the recorded the sale of the 8' strip of land from neighbor Dr. Reed. Stormwater management practices shall follow submitted "Rainwater

Management Plan". However, requirements can be filed adjusted or changed with the approval of the Zoning Administrator or Township Engineer.

Eco-stone permeable paver driveway must be installed according to manufacturers engineering guidelines and inspected by the Township Engineer during and after construction.

Infiltration trench to be wrapped all four sides with geotextile filter fabric with about 2" of gravel over top of fabric to secure in place.

House grade shall be raised to allow at least 18" between bottom of infiltration trench and water table. If this is not possible then reduce infiltration trench depth to 12".

Burch – yea, Cormier- yea, Gajewski- yea, Kelly- yea, Millar- yea

04-01-106-019  
04-ZBA-575  
Robert Reed  
9957 Algonquin

Applicant is requesting a boundary line adjustment, with his neighbor to the South. (Applicant,) Mr. Reed presently owns 18,035 square feet of property. (Mr. Reed received a variance in June of 1992 to demolish his house and to rebuild.) Mr. Reed would like to sell 1313 S.F. of property to Mr. Paas. This would allow Mr. Paas more room to demolish his existing home and to rebuild a new house (at a later date) with greater side yard set backs. Current setbacks are 2.3' with parcel number 04-01-106-017. The two houses are currently six feet apart.

Applicant requests relief from:

Section 12.02.E.1. To allow a parcel of land less than the one acre required, be reduced by 1313 S.F., for a total of 16,722 S.F.

Section 12.02.E.2 to allow the lot to go from 64.9' wide at the road to 56.35' wide. The lot would be reduced by 8.55' on the East Side and 8' on the West Side.

And to recognize the following existing non-conformities:

38' lake side back yard, from existing home to Portage Lake.

Lot less than 1 acre, Lot less than 150' width,

Dexter Township  
Zoning Board of Appeals  
Meeting Minutes  
October 12, 2004

To allow for the sale of 1,313 S.F. of property on the South side of parcel.  
Property to be sold to the next door neighbor on the South.

Moved by Kelly, supported by Cormier to allow the transfer of 1313 square feet of property, as described on the survey submitted, from the applicant's parcel 04-

01-106-019, to parcel 04-01-106-018, 9949 Algonquin, currently owned by Mr. Charles Paas. Allowing the land transfer is reasonable and justified since it will allow for a greater and safer distance between the existing structure on parcel 04-01-106-017 (James Drolett, current owner) and Mr. Paas's proposed new home on parcel 04-01-106-017. It is a condition of approval that the transferred property not be used in the calculation of lot coverage for parcel 04-01-106-018. As a result of the land transfer, the following non-conformities are recognized:

- Section 12.02.E.1, a parcel less than one acre (16,722 square feet)
- Section 12.02.E.2, a lot width less than 150' (56.35')

Carried 5-0

Motion by Millar, supported by Gajewski to approve the meeting minutes of September 14, 2004 as amended. Carried

Meeting declared adjourned a 11:45 p.m.

Respectfully submitted,

DeNette Bolyard,  
Recording Secretary

David Millar,  
Secretary