



Dexter Township

Zoning Board of Appeals

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Steve Burch,
 Chair
 Bill Gajewski,
 Vice Chair
 Pat Kelly,
 Secretary
 Mary Adams
 Jim Cormier, Alt.
 Paul Godek, Alt.
 DeNette Bolyard,
 Recording Secretary

AGENDA

March 3, 2009

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Approval of Meeting Minutes – December 2, 2008, January 6, 2009, February 11, 2009
- V. Public Comment – Non Agenda Items
- VI. Action Items:

Agenda Item	1
Appeal Number:	08-ZBA-694
Property Tax ID:	04-01-181-002
Applicant Name(s):	Paul & Nancy Godek
Property Address:	9669 Portage Lake Ave.

This item was deferred from a previous meeting. The purpose of this variance request is to allow for construction of an attached 2-car garage and second story addition on the east side of the existing home at 9669 Portage Lake Ave., Pinckney, MI 48169 (parcel 04-01-181-002).

*18.23(A)(4)(m) (McGregor Rd.)	44' (to the house); 5' (to the shed)	Same, but with a profile change to the house	100 feet	Recognize front yard setback of the shed and house is less than 100 feet. The proposed profile change to the house expands the nonconformity.
*18.23(B) (water)	28' (to the house)	Same, but with a profile change	50 feet	Recognize water side setback of the house is less than 50 feet. The proposed profile change expands the nonconformity.

The purpose of this variance request is to raise the profile of the existing house. The profile change and new roof were recently constructed without a variance or Zoning Permit.

The purpose of this variance request is to allow an expansion of the deck on the south side of the home. This deck was recently constructed without a Zoning Permit or variance.

Agenda Item #	2
Appeal Number:	08-ZBA-696
Property Tax ID:	04-18-100-027
Applicant Name(s):	Donald Brooks
Property Address:	7571 Noah's Landing

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)	Approx. 4,950 sq. ft. (Approx. 0.11 acres)	Same	1 acre	Recognize lot area is less than 1 acre. <u>No change is proposed.</u>
12.02(E)(2)	49.5 feet	Same	150 feet	Recognize lot width is less than 150 feet. <u>No change is proposed.</u>
18.23(A) (road)	Approx. 19.5' (house)	Same	50 feet	Recognize front yard setback of the house is less than 50 feet. <u>No change is proposed.</u>
18.23(A) (road)	Approx. 8.5' (shed)/ Approx. 18.5' (well house)	Same	50 feet	Recognize front yard setbacks of the shed and well house are less than 50 feet. <u>No changes are proposed.</u>
18.23(B) (water)	36.5' (house w/ no deck)	28' (new deck)	50 feet	Recognize front yard setback of the house (no change) and allow further encroachment into the front yard setback via a 10-foot deck.
12.02(E)(3)(b)	0' (shed)/-2' (well house)	Same	5 feet	Recognize side yard setbacks of the shed and well house are less than 5 feet. <u>No changes are proposed.</u>
18.22(A)	20' 4"	Same	26 feet	Recognize that the front elevation width of the house is less than 26 feet. <u>No changes are proposed.</u>

VII. Public Comment

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

IX. Adjournment