



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

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AGENDA

March 13, 2007

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

1)

Appeal Number:	06-ZBA-637
Property Tax ID:	04-15-200-011
Applicant Name(s):	Joseph Machnik
Property Address:	None

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	.67 acres	.67 acres	2 acres	Recognize lot area is less than 2 acres.
12.02.E.2	Approx. 124 feet	Approx. 124 feet	150 feet	Recognize lot width is less than 150 feet.
12.02.E.3.a	--	56 feet (N. Territorial)	150 feet	To allow the proposed structure to encroach into the front yard setback along North Territorial Road.
12.02.E.3.a	--	50 feet (Dexter Townhall)	100 feet	To allow the proposed structure to encroach into the front yard setback along Dexter Townhall Road.
12.02.E.3.c	--	15 feet (north side)	30 feet	To all the proposed structure to encroach into the rear yard setback on the north side of the parcel.

The purpose of this variance application is to build a new home and attached garage on parcel 04-15-200-011, which has no address. This parcel is located at the northeast corner of the intersection of North Territorial Road and Dexter Townhall Road. The parcel is currently vacant.

2)

Appeal Number:	06-ZBA-641
Property Tax ID:	04-18-133-002

Applicant Name(s):	Marc Toth
Property Address:	13741 North Lake Road

Variations Requested Per Submitted ZBA Application:				
Section	Current	Requested	Permitted	Description/Notes
12.02.E.1	.107 acres	.107 acres	1 acre	Recognize lot area is less than 1 acre.
12.02.E.2	51 feet	51 feet	150 feet	Recognize lot width is less than 150 feet.
12.02.E.3.a	Approx. 2 feet (road side)	Approx. 2 feet (road side)	50 feet	Recognize current front yard setback on the road side is less than 50 feet.
12.02.E.3.a	28 feet (water side)	18 feet (water side)	50 feet	To allow further encroachment into the required front yard setback on the water side.
12.02.E.3.b	Approx 2' (east); Approx 15' (west)	Approx 2' (east); Approx 15' (west)	5 feet	Recognize current side yard setback is less than 5 feet.
12.02.E.4	33.64%	33.64%	25%	Recognize lot coverage is greater than 25%

3)

Appeal Number:	07-ZBA-655
Property Tax ID:	04-01-407-020
Applicant Name(s):	Richard Harrison (owner)/Kirk Yuhasz (architect)
Property Address:	9293 McGregor Road

Variations Requested Per Submitted ZBA Application:				
Section	Current	Requested	Permitted	Description/Notes
12.02.E.1	.14 acres	.14 acres	1 acre	Recognize lot is less than 1 acre.
12.02.E.2	40 feet	40 feet	150 feet	Recognize lot width is less than 150 feet.
12.02.E.3.a (home)	87' 8" (road); 29' 3" (water)	77' 8" (road); 27' 1" (water)	100' (road); 50' (water)	To increase the front yard setback nonconformities on the road side and water side.
12.02.E.3.a (garage)	7' 11" (road)	7' 11" (road)	100' (road)	Recognize current garage is within the front yard setback on the road side. No change is proposed.
12.02.E.3.b	3' 10" (north); 4' (south)	3' 10" (north); 4' (south)	5 feet	Recognize current side yard setback nonconformities and allow the nonconformity on the north side to be extended 2' 2" west.
12.02.E.4	32.06%	34.27%	25%	To increase the nonconforming lot coverage.

The purpose of this variance application is to renovate the existing single family home at 9293 McGregor Road, Pinckney, MI 48169 (parcel 04-01-407-020). The parcel currently contains a single family home and a garage.

4)

Appeal Number:	06-ZBA-656
Property Tax ID:	04-13-300-002
Applicant Name(s):	Matt Schuster & Alyssa Cairo (Owners)/Dexter Dental Center

Property Address:	7141 Dexter-Pinckney Road
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Appeals Requested Per Submitted ZBA Application:	
Section	Description/Notes
4.05.A	Administrative Review of Zoning Administrator decision to deny a Sign Permit.
4.05.B.1	Ordinance Interpretation of “abutting public street.”
22.06.B.2.a.2	To allow a wall sign that does not face an abutting public street (if necessary).
22.03.F and 22.06.B.2.a.2	To allow a permanent sign that projects above the roof line (if necessary).

The purpose of this variance application is to appeal my decision to deny the owner a sign permit. The site is located at 7141 Dexter-Pinckney Road, Dexter, MI 48130 (parcel 04-13-300-002).

5)

Appeal Number:	06-ZBA-642
Property Tax ID:	04-03-207-007
Applicant Name(s):	Dave Furey
Property Address:	9311 Anne Street

Variances Requested Per Submitted ZBA Application:				
Section	Current	Requested	Permitted	Description/Notes
12.02.E.1	.075 acres	.075 acres	1 acre	Recognize lot area is less than 1 acre.
12.02.E.2	Approx. 36 feet	Approx. 36 feet	150 feet	Recognize lot width is less than 150 feet.
12.02.E.3.a	Approx. 14 feet (road side)	Approx. 14 feet (road side)	50 feet	Recognize current front yard setback on the road side is less than 50 feet.
12.02.E.3.a	33 feet* (water side)	25 feet (water side)	50 feet	To allow further encroachment into the required front yard setback on the water side.
12.02.E.3.b	0' (southeast); 1' (northwest)	0' (southeast); 1' (northwest)	5 feet	Recognize current side yard setbacks are less than 5 feet.
12.02.E.4	28.62%	28.62%	25%	Recognize lot coverage is more than 25%.
18.18.F.3	6-7 feet*	6-7 feet	3 feet	To allow a fence height greater than the maximum allowed.

*Constructed in the spring of 2006 without a zoning permit or a variance.

The purpose of this variance request is to allow for the replacement and expansion of an attached, uncovered deck on the southwest (water) side of the existing single family home