



Petition Information:

Petition Number:	(23-ZBA-003)
Applicant(s):	Joseph Holowicki
Project Description:	Renovation of existing house with small addition.
Petition Description:	a) <i>Reduced Front (West) setback of 12 feet rather than the 25 feet required.</i> b) <i>Reduced Front (East) setback of 11 feet rather than the 25 feet required.</i>
Property Location:	7500 Noah's Landing (D-04-18-100-038 SFH) (D-04-18-100-019 Vacant)

Property Information:

Existing Zoning:	Lakes Residential (LR) <i>The Lake Residential District provides opportunities for relatively high-density residential uses in a manner that is consistent with the unique physical, economic, and social characteristics of lakefront properties. The regulations applicable to properties in this district are intended to provide opportunities for the recreational uses that are consistent with the character of these lake areas, while protecting the Township's waters and other natural resources by fostering a healthy environment that enhances the use and enjoyment of these areas. Infill development that is consistent with the character of established neighborhoods should be supported.</i>
Existing Land Use:	Single-family House
Future Land Use Map:	Lake Residential
Area:	5,962 square feet, 0.13 acres

Zoning Information:

	North	East	South	West
Surrounding Zoning	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)
Surrounding Land Uses	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential
Future Land-Use Map	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)	Lake Residential (LR)



Project Narrative:

The applicant intends to renovate and expand an existing 816 square foot one story home. This renovation/addition is due to storm damage. Applicant plans to extend the house foot print 3.6 feet to the south, resulting in a 122 square foot addition. The remainder of the existing foot print, including ground level deck will remain unchanged.

The second story addition, with a height of 18 feet, will require two variances:

- a) Reduced Front (West) setback of 12 feet rather than the 25 feet required.*
- b) Reduced Front (East) setback of 11 feet rather than the 25 feet required.*

Applicable Land Use Standards:

The following table lists the requested variance for the proposed project and the Zoning Ordinance standard.

Ordinance Section	Required	Requested	Notes
7.02	25'	12'	Front setback (West)
7.02	25'	11'	Front setback (East)

Recognition of Nonconformities:

- *Minimum Lot Area – Sec. 7.02*
- *Front setback(s) – Sec. 7.02*

Other Department Comments:

The plot plan has been reviewed and approved by Multi Lake Water and Sewer Authority.

Potential Conditions:

Potential conditions are developed prior to a public hearing and are intended to aid the Zoning Board of Appeal's review. The Zoning Board of Appeals may adopt the above condition(s), adopt additional or other condition(s), or adopt no conditions if a variance is approved.



Attached Materials:

- Variance Application
- Survey/Plot Plan/Elevations/Images
- Decision Criteria Review



DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

VARIANCE APPLICATION FORM

File #: 23 -ZBA- 003

Received on:

Fee: \$

Receipt #:

(1) Applicant Information: (the person(s) applying for the variance(s))		(2) Owner Information: (the person(s) owning the property)	
a. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent for the Owner (check one)		a. <input checked="" type="checkbox"/> Same as Applicant (check if appropriate)	
b. Name(s) JOSEPH HOBOWICKI		b. Name(s) (if different from applicant)	
c. Mailing Address 7500 NOAH'S LANDING		c. Mailing Address (if different from applicant's mailing address)	
d. Phone Number 734 536 9311		d. Phone Number (if different from applicant's phone number)	
e. Email JOEH8157@GMAIL.COM		e. Email (if different from applicant's email)	
(3) Property Information: (property where the variance is being requested)			
a. Physical Address (city and zip code not required) 7500 NOAH'S LANDING		d. Size and nature of existing structures on and uses of the property: SUMMER COTTAGE 567 SQ FT EXISTING 8X12 128 SQ FT SHED	
b. Parcel/Tax ID Number(s)			
c. Zoning District (circle one) PL AG RC RR LR CU MHPR C-1			
(4) Application Checklist: Check all of the information that is included as part of this application. Items a-e are required for all variance applications.			
Item and Description	YES	NO	Attachment Number
a. Application. A completed variance application signed by the applicant and the property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	n/a
b. Application Fee. Cash or check to Dexter Township, as outlined in the current fee schedule.	<input type="checkbox"/>	<input type="checkbox"/>	n/a
c. Site Plan or Plot Plan. A complete plot or site plan, as outlined in §26.03 or §27.09 of the Zoning Ordinance. One (1) copy is required if the Township is able to make reproductions (legible letter, legal or 11x17 sheets). Eight (8) copies are required if the Township is not able to make reproductions (larger sheets, color prints, etc). Please contact staff if you have any questions before submitting this application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Legal Description. A legal description of the property for which the variance is being requested.	<input type="checkbox"/>	<input type="checkbox"/>	
e. Survey. A mortgage or boundary survey of the property for which the variance is being requested.	<input type="checkbox"/>	<input type="checkbox"/>	
f. Building Plans. Plans illustrating the floor plans, elevations, and sections of buildings or details of the structure. Required for all variance applications involving a structure.	<input type="checkbox"/>	<input type="checkbox"/>	
g. Sewer District Approval. Approval of the Multi-Lakes Water and Sewer Authority or the Portage Lakes Area Water and Sewer Authority. Required for all properties located within a sewer district.	<input type="checkbox"/>	<input type="checkbox"/>	
h. Decision Criteria Answers. Answers to the decision criteria, if not fully completed in Section 7 of this application.	<input type="checkbox"/>	<input type="checkbox"/>	
i. Letters of Support. Letters of support or non-objection from neighboring property owners or signatures on a petition.	<input type="checkbox"/>	<input type="checkbox"/>	
j. Pictures. Pictures of the property and the area affected by the variance request.	<input type="checkbox"/>	<input type="checkbox"/>	
k. Other. Describe:	<input type="checkbox"/>	<input type="checkbox"/>	
(5) Project Description: Describe the project in general- what is being built, how big is it, etc. TRAIL DOWN EXISTING 567 SQ FT BUILDING AND REPLACE WITH 812 SQ FT BUILDING. EXCAVATION WITH 4 FT, CRAWL SPACE AND NEW STRUCTURE, PER DRAWING.			

VARIANCE APPLICATION FORM

File #: 23 -ZBA- 003

(6) Variance(s) Description: Describe the variance(s) being requested. Attach additional sheets if necessary.

a. Ordinance Section	b. Requested	c. Required	d. Description of Variance Request
a) 7.02			
b) 7.02			
c) 7.02			
d) 7.02			
e)			
f)			
g)			

(7) Decision Criteria Answers: Please describe how you think your variance(s) meets all of the following standards. Attach additional sheets if necessary. You will have an opportunity to provide additional information and address these decision criteria at the public hearing.

- a. The strict application of the terms of this Ordinance would constitute a practical difficulty. §29.06(C)(1)
(YES) NO PROPERTY AVAILABLE BECAUSE OF NEW SETBACKS.
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)
NON CONFORMING (SMALL LOT)
- c. The practical difficulty is not self-created. §29.06(C)(3)
DUE TO EXISTING BUILDING OVER 80 YRS OLD!
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)
TO ALLOW A SMALL NEW HOME!
DUE TO FALLING TREE THRU ROOF OF EXISTING DWELLING
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)
JUST, IMPROVING THE OLD STRUCTURE.
WITH MINIMAL ENLARGEMENT.
- f. Approval of the variance will not affect the use or value of the adjacent properties or the area in a substantially adverse manner. §29.06(C)(6)
THIS NEW STRUCTURE WILL ENHANCE THE AREA
WITH OUT OVERPOWERING ANY OF THE NEIGHBORING DWELLING!
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)
THE APPROVAL IS CONSISTANT WITH THE PRESENCE
OF SMALL LOTS IN THE LAKE AREAS!
- h. ☐ I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.

VARIANCE APPLICATION FORM

File #: 23 -ZBA- 003

(8) Applicant(s) Affidavit: (to be signed and dated by the applicant)

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the Zoning Board of Appeals.
- I acknowledge that I have received and reviewed the Dexter Township "Variance Guide" booklet.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that I must post the public notice sign and mark the location of proposed structure and lot corners and lot lines of my lot that are within 100 feet of the proposed structure at least 15 days before the public hearing date.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that a Zoning Permit is required prior to construction if a variance is granted.

James E. Walto
Applicant's Signature

3-30-23 - 248-440-4680
Date

Applicant's Signature

Date

(9) Property Owner(s) Affidavit: (to be signed and dated by the property owner(s) if the applicant is not the property owner- it should be signed by all property owners.)

I, _____, hereby state that I am the owner of the property described in this application and that I have authorized _____ to act as my agent for the purpose of obtaining the variance(s) described in this application.

SEND BY E MAIL

Property Owner's Signature

Date

Property Owner's Signature

Date

(10) Administrative Section:

☐ **Request Approved**
(List conditions- if any.)

☐ **Request Denied**
(List reasons.)

☐ **Request Amended**

New file #

Date Submitted:



KEM-TEC LAND SURVEYORS

Certified to: JOSEPH HOLOWICKI

Applicant: JOSEPH HOLOWICKI

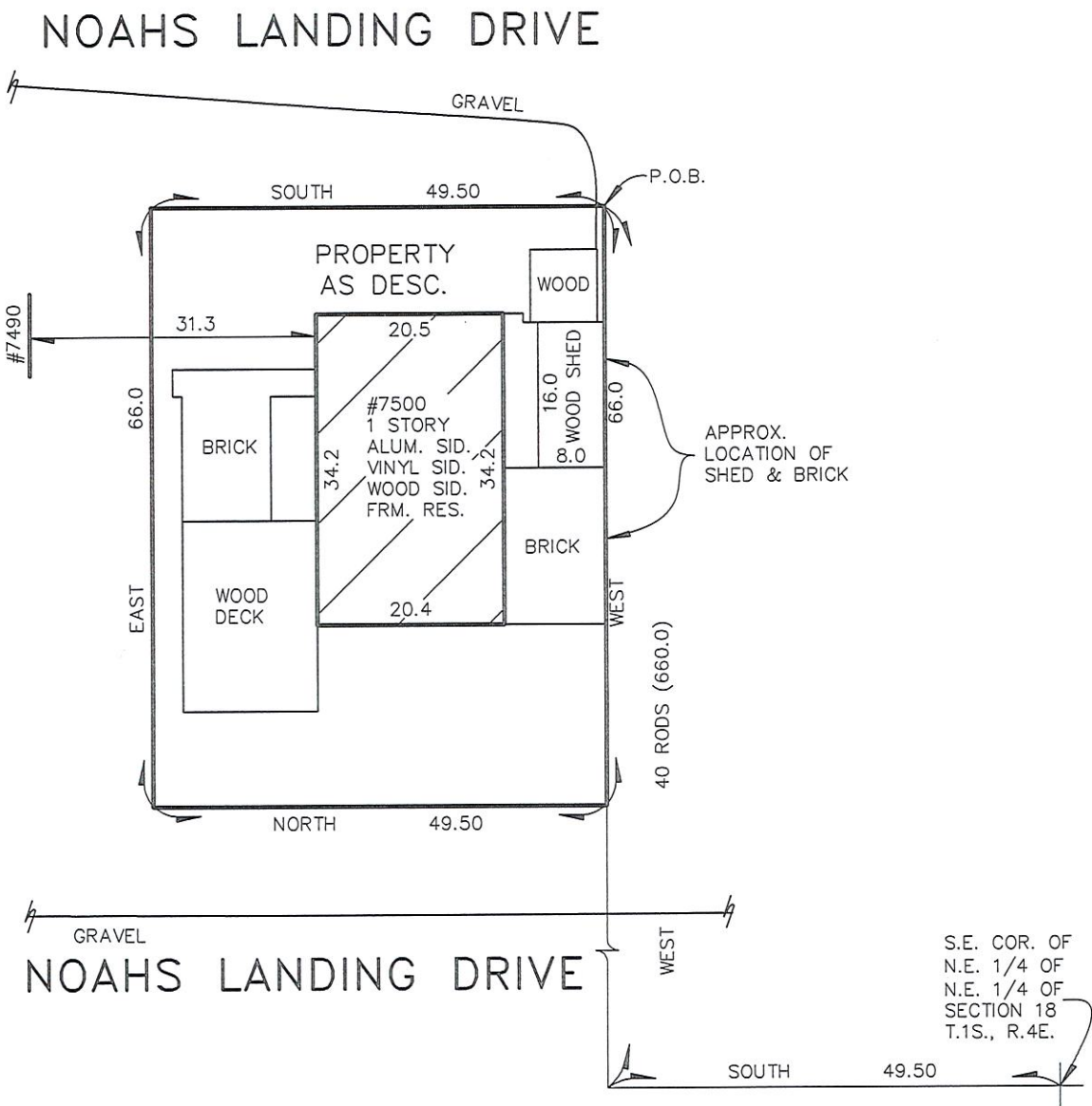
Property Description:

Land in the Township of Dexter, Washtenaw County, Michigan, described as:
Beginning at a point 49.50 feet South and 40 rods West of the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 18; thence South 49.50 feet; thence East 66 feet; thence North 49.50 feet; thence West 66 feet to the place of beginning, being part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 1 South, Range 4 East.

Note: The property description is as taken from Washtenaw County Tax Rolls.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



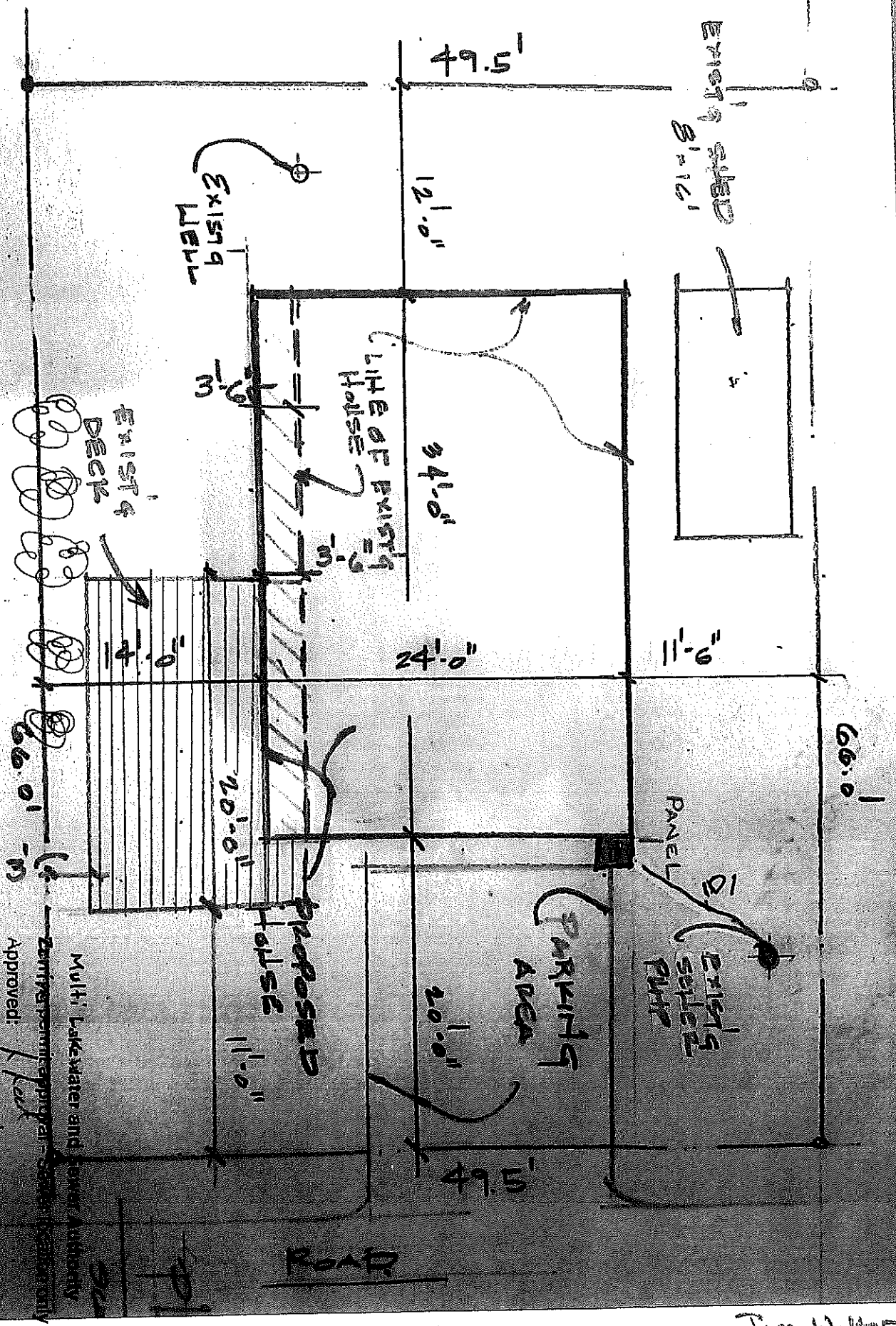
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Signature]

JOB NO: 23-00647 SCALE: 1"=20'
DATE: 03/27/23 DR BY: HA

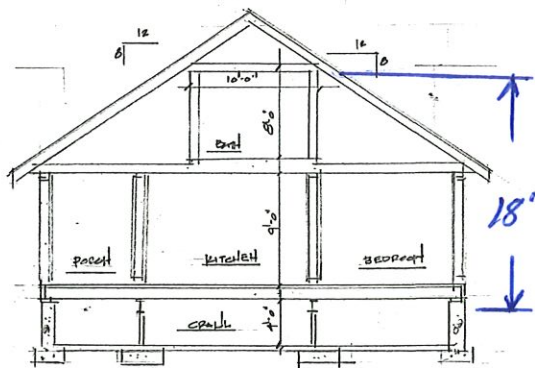
KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Eastpointe (800) 295.7222 Detroit (313) 758.0677 Ann Arbor (734) 994.0888 Grand Blanc (888) 694.0001
FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9955
www.kemtecagroupofcompanies.com

↑ LAKE SIDE ↑
ROAD

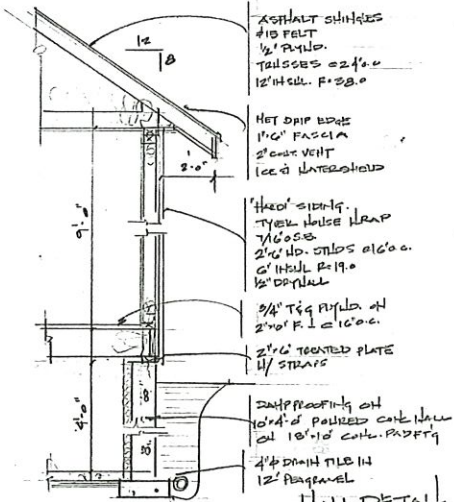


Multi Lakewater and Power Authority
Zoning Department - State Review Only
Approved: *[Signature]*
Date: 3/13/2023
Comment: NO SEWER CONFLICTS
AS PRESENTED

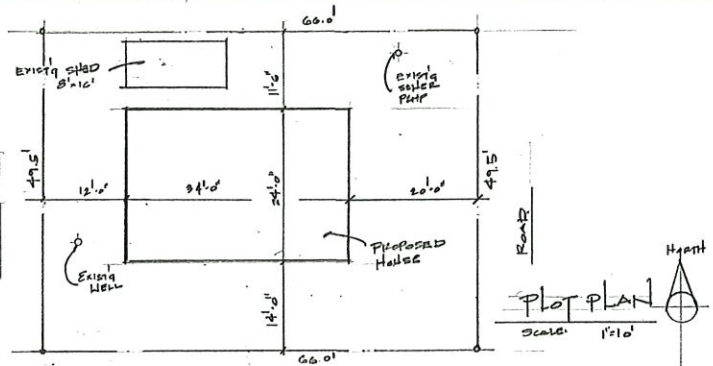
7500 NOAH'S LANDING Jim Walter 248-640-4680



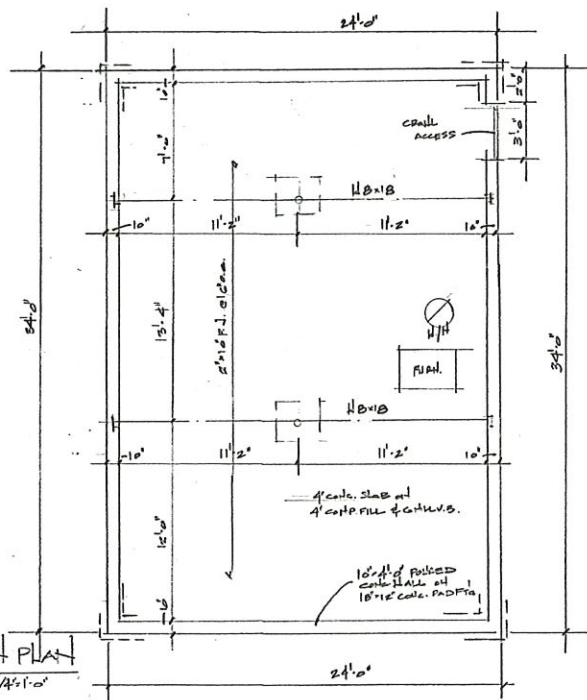
CROSS SECTION
Scale: 1/4" = 1'-0"



WALL DETAIL
Scale: 1/2" = 1'-0"



PLOT PLAN
Scale: 1" = 10'



FOUNDATION PLAN
Scale: 1/4" = 1'-0"

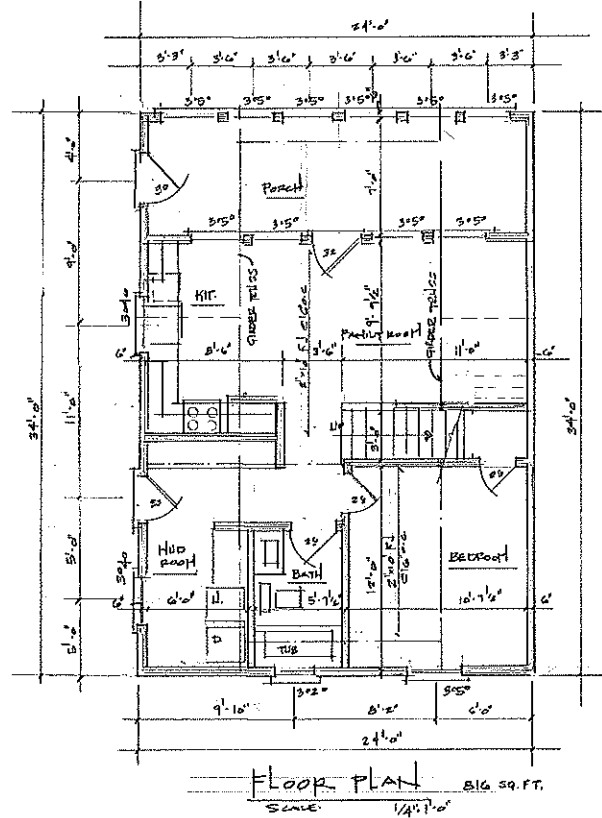
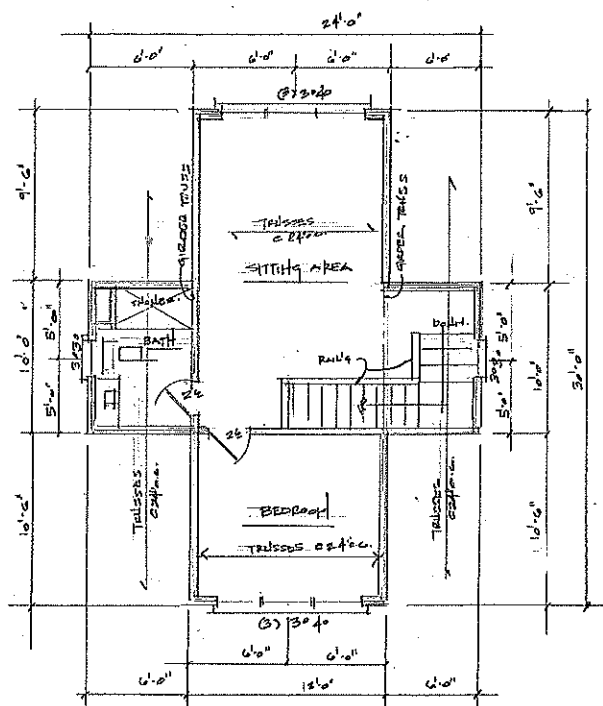
REVISIONS	BY

CUSTOM HOME & ADDITION PLANS

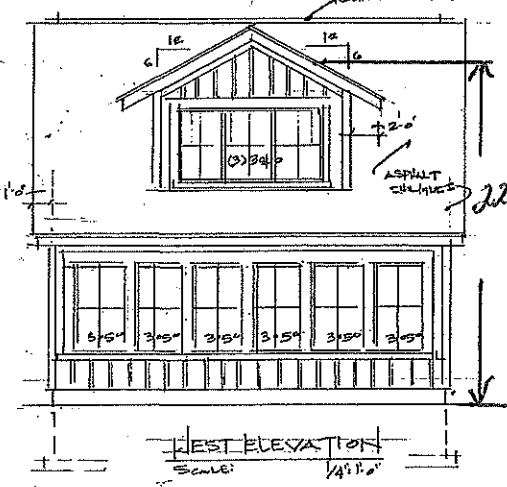
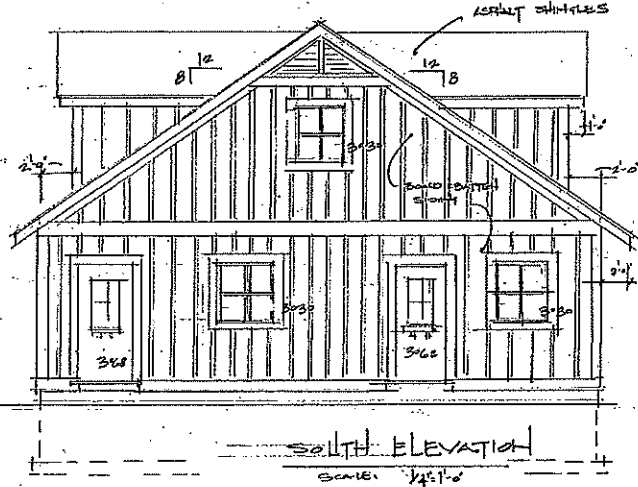
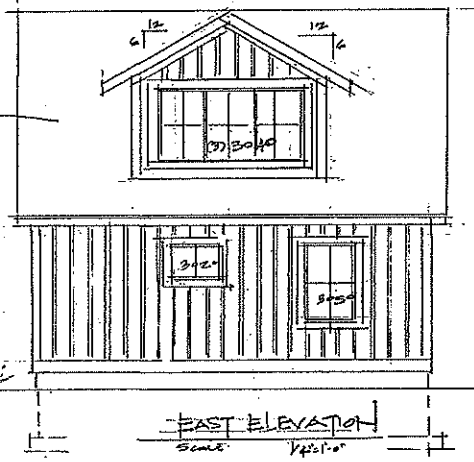
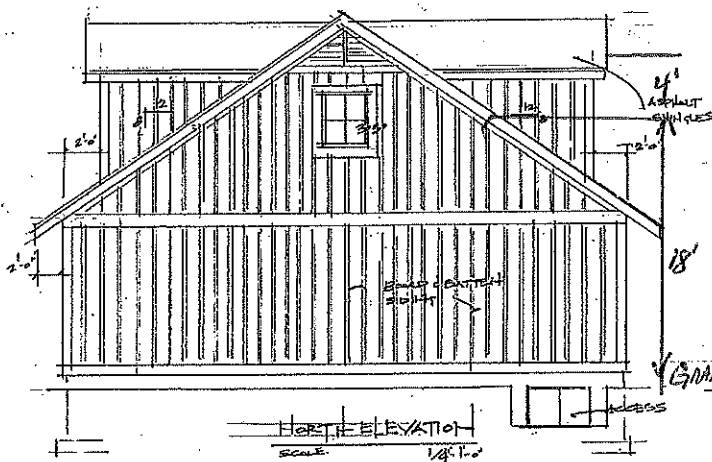


HOLNICK COTTAGE
DEXTER, MI

Date	2-27-28
Scale	
Drawn	KC
Job	
Sheet	1
Of	3



<div style="display: flex; justify-content: space-between;"> <div> <p>Holwick Cottage</p> <p>Dexter Twp.</p> </div> <div>  <p>CUSTOM HOME & ADDITION PLANS</p> <p>248-466-5540</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p>Revisions</p> <p>By</p> </div> <div> <p>2</p> <p>3</p> </div> </div>
<p>Date 7-27-23</p> <p>Drawn KC</p> <p>Job</p> <p>Sheet 2</p> <p>Of 3 Sheets</p>	



REVISIONS	BY

CUSTOM HOME & ADDITION PLANS
 210-400-1000
 COUNTRY
 DESIGN GROUP

HOLWICK COTTAGE
 EXTERIOR TLR

Date: 2-27-23
 Scale:
 Drawn: KJ
 Job:
 Sheet: 3
 Of 5 Sheets

Decision Criteria Review:

The Zoning Board of Appeals shall have the power to authorize specific variances from the standards of the Zoning Ordinance provided that the spirit of that Ordinance is observed, the public safety secured, and substantial justice done. All the required findings listed below shall be met and the record of proceedings of the Zoning Board of Appeals shall contain evidence supporting each conclusion.

- a) Reduced Front (West) setback of 12 feet rather than the 25 feet required.*
- b) Reduced Front (East) setback of 11 feet rather than the 25 feet required.*

(1) Practical Difficulty 29.06(C)(1) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
(2) Physical Conditions 29.06(C)(2) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
3) Self-Created 29.06(C)(3) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>The practical difficulty is not self-created.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>

(4) Reasonable Amount Necessary 29.06(C)(4) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
(5) Public Health, Safety, and Welfare 29.06(C)(5) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
(6) Adjacent Properties 29.06(C)(6) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
(7) Intent of the Ordinance 29.06(C)(7) Does the requested variance meet the following standard:	A	B	C	D	E
	7.02 Front Yard Setback (West)	7.02 Front Yard Setback (East)			
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>	<u>YES</u>
	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>