



Petition Information:

Petition Number:	(23-ZBA-002)
Applicant(s):	Keith Marshall
Project Description:	Renovation of existing house with addition.
Petition Description:	a) <i>Reduced Rear setback of 21 feet rather than the 30 feet required.</i>
Property Location:	9623 Winston Rd.(D-04-02-402-022)

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:	11,233 square feet, 0.25 acres

Zoning Information:

	North	East	South	West
Surrounding Zoning	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>
Surrounding Land Uses	<i>Single-family Residential</i>	<i>Single-family Residential</i>	<i>Single-family Residential</i>	<i>Multi-Family Residential</i>
Future Land-Use Map	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>	<i>Lake Residential (LR)</i>



Project Narrative:

The applicant intends to renovate and connect an existing 872 sq ft home and 516 sq ft barn with a 600 sq ft addition. The existing home and barn are currently separated by approximately 8 feet. The proposed one-story addition will connect the two structures to form one single family home. The new addition on the rear yard side of the property will necessitate a rear yard setback variance.

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	30'	21'	Rear setback

Recognition of Nonconformities:

- Minimum Lot Area – Sec. 7.02
- Front setback – Sec. 7.02
- Rear setback – Sec. 7.02

Other Department Comments:

The plot plan has been reviewed and approved by Portage and Base Lakes 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
- 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- 002

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 type="checkbox"/> Same as Applicant (check if appropriate)	
b. Name(s) <i>KEITH MARSHALL / SHAWN MEADE</i>		b. Name(s) (if different from applicant)	
c. Mailing Address <i>4354 EMU DR PINCKNEY MI. 48169</i>		c. Mailing Address (if different from applicant's mailing address)	
d. Phone Number <i>(734) 395-4785 / (434) 368-1419</i>		d. Phone Number (if different from applicant's phone number)	
e. Email <i>KEITHMARSHALL@GMAIL.COM</i>		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) <i>9623 WINSTON RD MICHA 48169</i>		d. Size and nature of existing structures on and uses of the property: <i>Residential Home APPROX. 872.40 Sq. Ft. BARN APPROX. 516.88 Sq. Ft.</i>	
b. Parcel/Tax ID Number(s) <i>D-04-02-402-022 2047424</i>			
c. Zoning District (check one) PL <input type="checkbox"/> AG <input type="checkbox"/> RC <input type="checkbox"/> RR <input type="checkbox"/> LR <input type="checkbox"/> CU <input type="checkbox"/> MHPR <input type="checkbox"/> C-1 <input type="checkbox"/>			
(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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Survey. A mortgage or boundary survey of the property for which the variance is being requested.	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
k. Other. Describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(5) Project Description: Describe the project in general- what is being built, how big is it, etc. <i>1. we would like to construct an addition to the back and north side of the home. It will be approximately - 600 square feet total.</i>			

VARIANCE APPLICATION FORM

File #: 23 -ZBA-002

(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)				
b)				
c)				
d)				
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)
It would not allow a 6-7 foot setback which is needed to add approximately 600 sq ft of living space and enhance the current home.
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)
The requested variance currently is a 25 foot setback the ordinance requires a 30ft setback. There are no roads or property that would be affected by a 25ft setback.
- c. The practical difficulty is not self-created. §29.06(C)(3)
The practical difficulty is not self created - the Non Conforming parcel is shaped so the closest point would only allow for a setback of 6-7 foot, when 30ft is needed and only 25 is available.
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)
The variance would only be approximately 6-7 feet closer to the 30 ft setback in the yard only. It would remain in the buildable area and only enhancing the look and value of the property.
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)
True - The variance would allow the owners to expand the property without any injury to public health, safety or welfare to the residents or the public.
- 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)
The variance will not affect any property in an adverse manner - It should enhance the property and possibly increase values.
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)
Yes - There is only a small variance needed to complete the school and enhancement of the property.


h. ☐ I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.

VARIANCE APPLICATION FORM

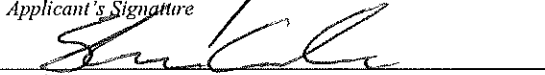
File #: 23 -ZBA- 002

(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.


Applicant's Signature

2-14-2023
Date


Applicant's Signature

2-14-2023
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, KEITH R. MARSHALL, 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.


Property Owner's Signature

2-14-2023
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:



9623 Winston Rd.



1: 245

3/2/2023

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

To the best of the designer's knowledge these plans are drawn to comply with the owner's specifications. Any changes made to the plans after final prints are made will be done at the owner's expense. The contractor will verify all dimensions and drawings. The designer is not liable for errors after construction has begun. While every attempt has been made in the preparation of these plans to avoid errors, the designer cannot guarantee against human error. The contractor on the job must check all dimensions and other details and be responsible for same.

Use	Figured
Dimensions	Only
Do	Not
Scale	

All	local	codes
take	precedence	
over	these	plans

NOTICE: THESE PLANS ARE NOT TO BE REPRODUCED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT WRITTEN PERMISSION FROM LIVINGSTON HOME PLANNERS AND DESIGNERS, LLC.

Owner

Builder



Livingston
Home
Planners
and
Designers
LLC

123 East Mason Road
Howell, Michigan
517.546.3114
livingstonhomeplannersllc
@yahoo.com

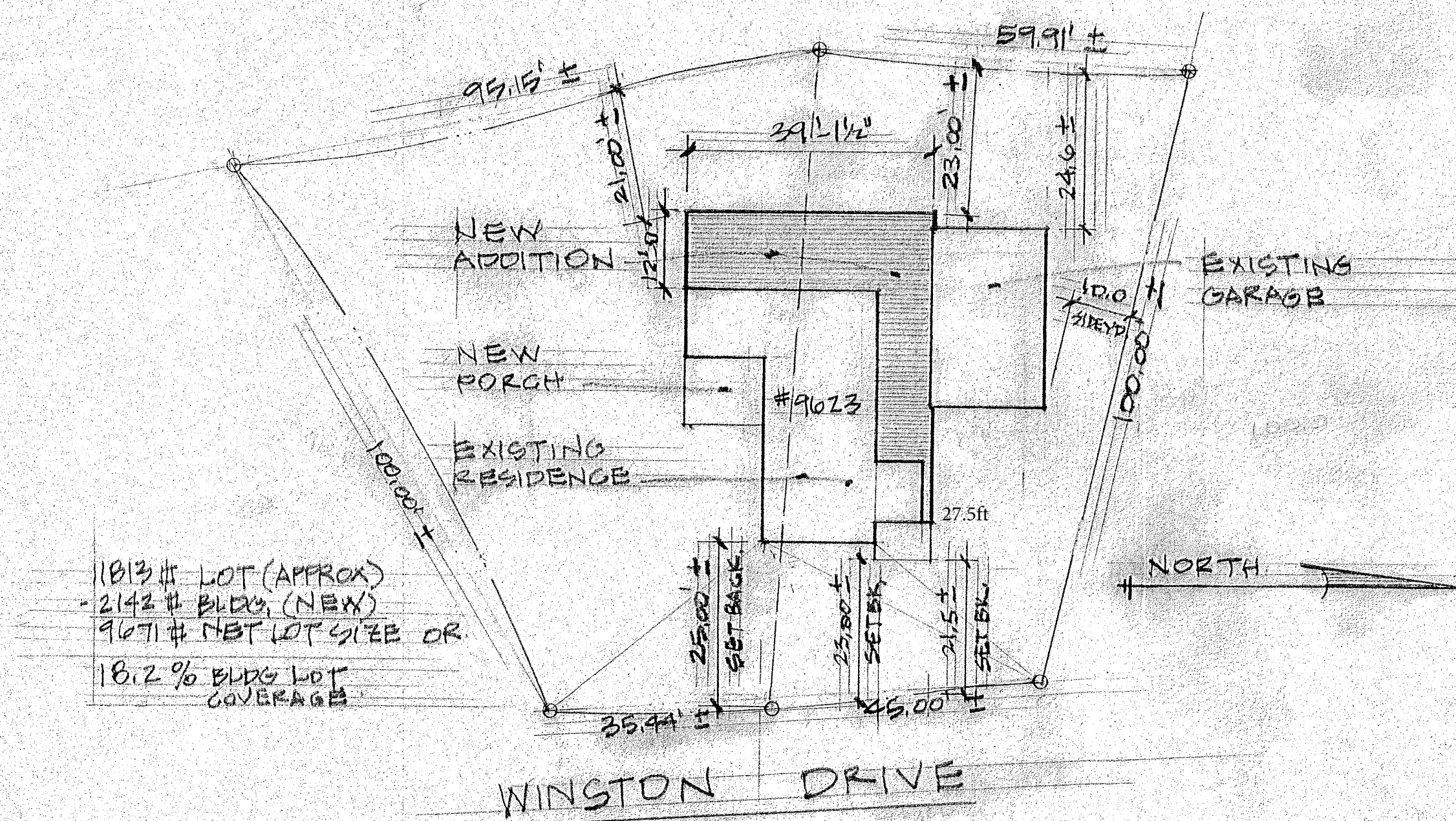
Job #

Sheet #

Date

7/2/22

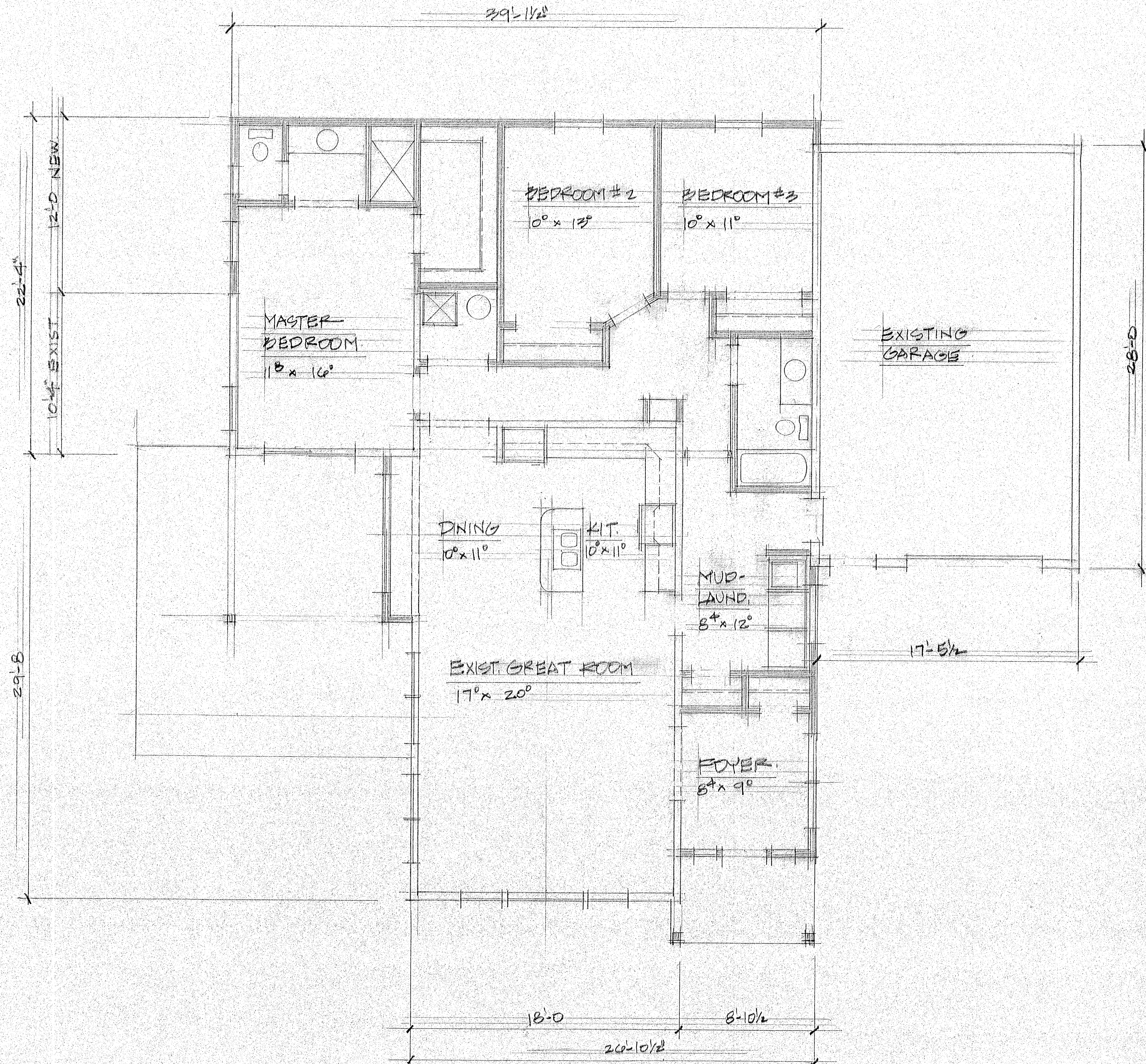
© copyright plans



SITE PLAN

1"=20'-0"

NOTE: - REFERENCED FROM KEM-TEG WEST SURVEYORS
THEIR JOB# 95-32099 DATE 04-24-1995
- DIMENSIONS ARE APPROXIMATE



To the best of the designer's knowledge these plans are drawn to comply with the owner's specifications. Any changes made to the plans after final prints are made will be done at the owner's expense. The contractor will verify all dimensions and drawings. The designer is not liable for errors after construction has begun. While every attempt has been made in the preparation of these plans to avoid errors, the designer cannot guarantee against human error. The contractor on the job must check all dimensions and other details and be responsible for same.

Use Dimensions Do Not Figured Only Scale

All local codes take precedence over these plans

NOTICE: THESE PLANS ARE NOT TO BE REPRODUCED IN ANY WAY IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION FROM LIVINGSTON HOME PLANNERS AND DESIGNERS, LLC.

Owner

9623 WINSTON
PINEKEY, MI.

16228 SQ. FT.

Builder

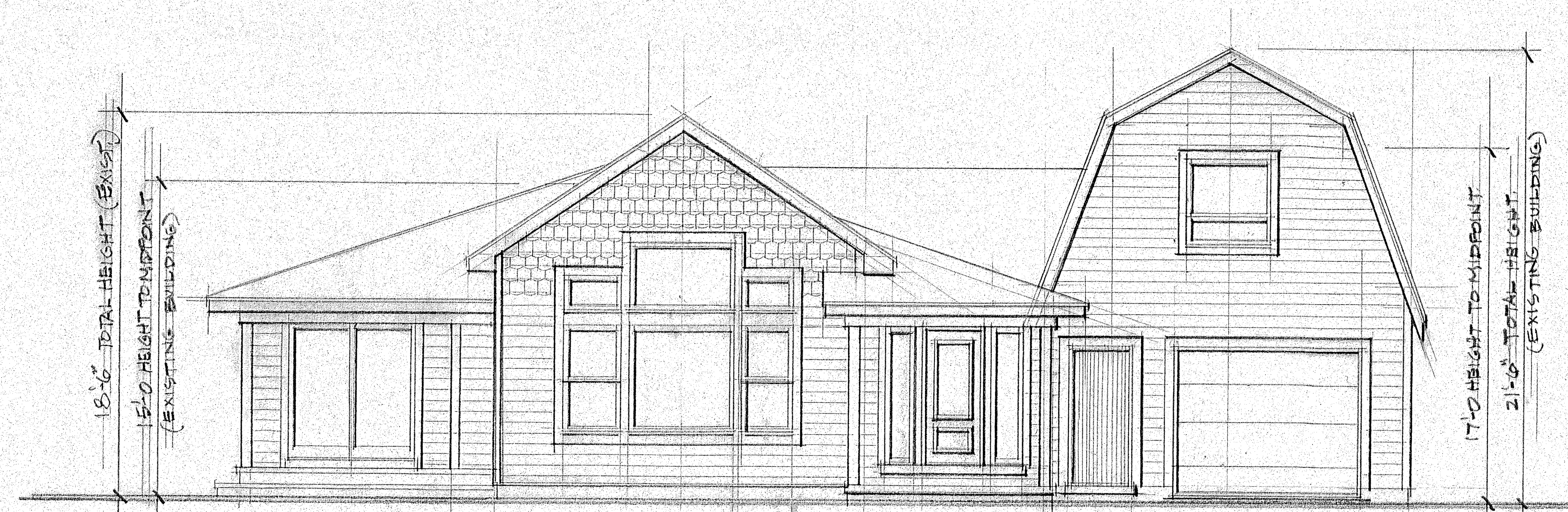


Livingston
Home
Planners
and
Designers
LLC
123 East Main Road
Howell, Michigan
517.546.3114
livingstonhomeplannersllc
@yahoo.com

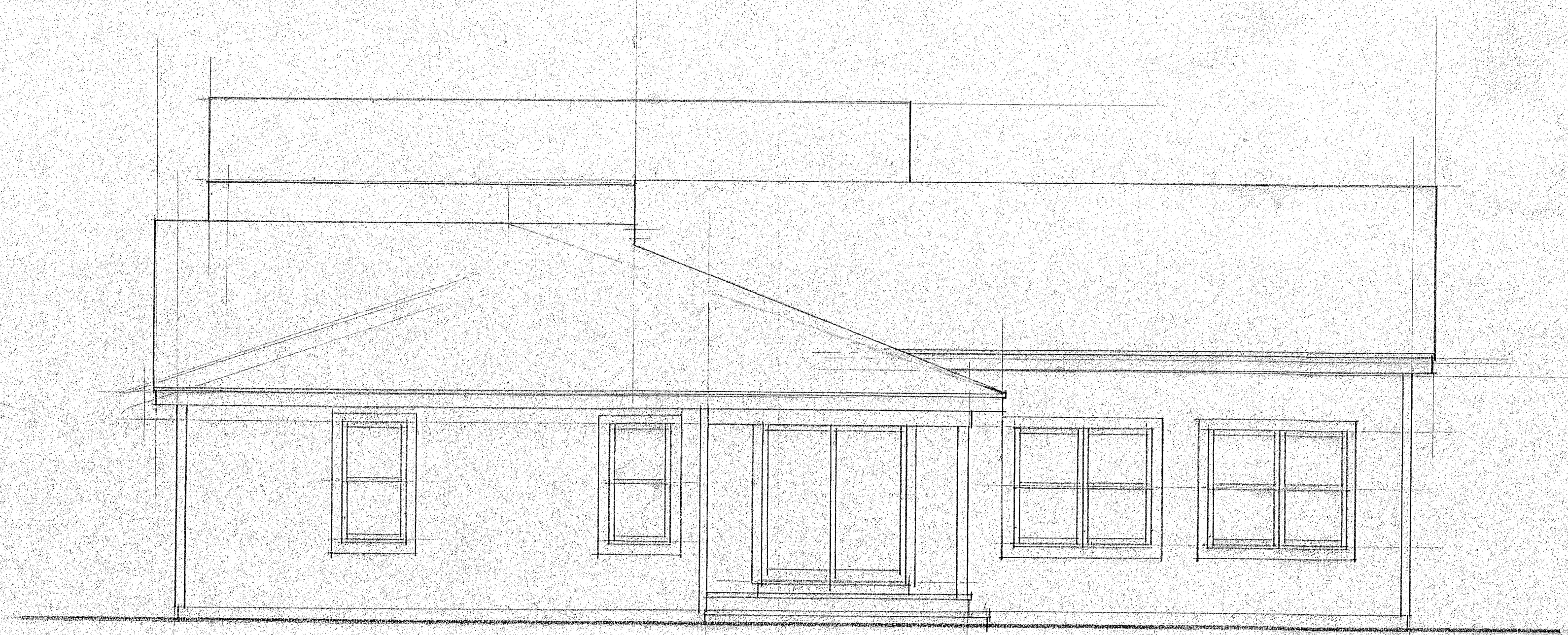
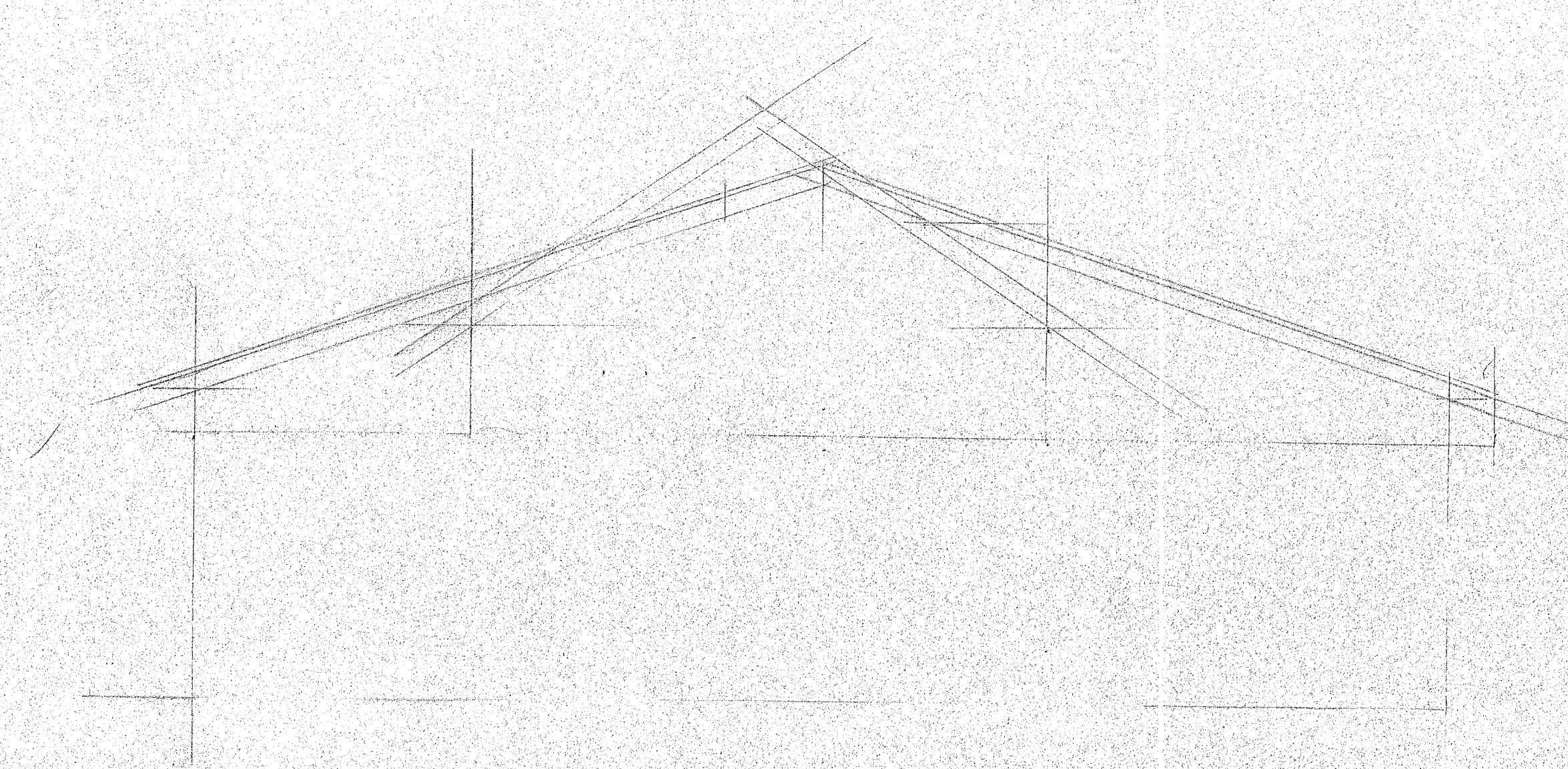
Job #

Sheet #

Date



FRONT ELEVATION 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"

To the best of the designer's knowledge these plans are drawn to comply with the owner's specifications. Any changes made to the plans after final prints are made will be done at the owner's expense. The contractor will verify all dimensions and drawings. The designer is not liable for errors after construction has begun. While every attempt has been made in the preparation of these plans to avoid errors, the designer cannot guarantee against human error. The contractor on the job must check all dimensions and other details and be responsible for same.

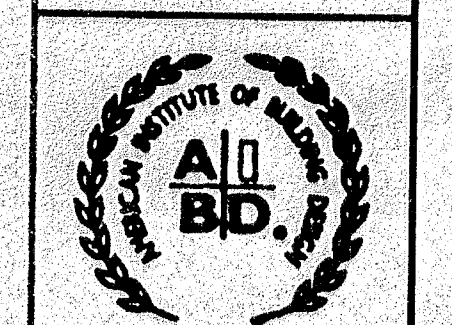
Use Dimensions Do	Figured Only Not Scale
-------------------	------------------------

All local codes take precedence over these plans

NOTICE: THESE PLANS ARE NOT TO BE REPRODUCED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT WRITTEN PERMISSION FROM LIVINGSTON HOWE PLANNERS AND DESIGNERS, LLC.

Owner

Builder



Livingston Home Planners and Designers LLC
 123 East Mason Road
 Howell, Michigan
 517.546.3114
 livingstonhomeplannersllc@yahoo.com

Job #

Sheet #

Date



REAR ELEVATION

1/4" = 1'-0"

To the best of the designer's knowledge these plans are drawn to comply with the owner's specifications. Any changes made to the plans after final prints are made will be done at the owner's expense. The contractor will verify all dimensions and drawings. The designer is not liable for errors after construction has begun. While every attempt has been made in the preparation of these plans to avoid errors, the designer cannot guarantee against human error. The contractor on the job must check all dimensions and other details and be responsible for same.

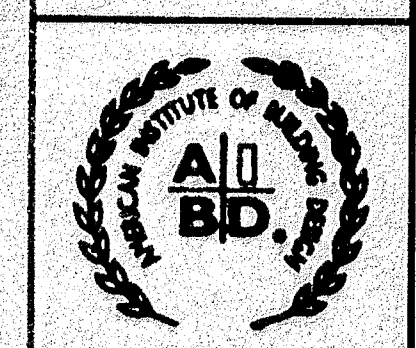
Use	Figured
Dimensions	Only
Do	Not
Do	Scale

All local codes take precedence over these plans

NOTICE: THESE PLANS ARE NOT TO BE REPRODUCED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT WRITTEN PERMISSION FROM LIVINGSTON HOME PLANNERS AND DESIGNERS, LLC.

Owner

Builder



Livingston Home Planners and Designers LLC
123 East Mason Road
Howell, Michigan
517.546.3114
livingstonhomeplannersllc@yahoo.com

Job #

Sheet #

Date

MORTGAGE SURVEY

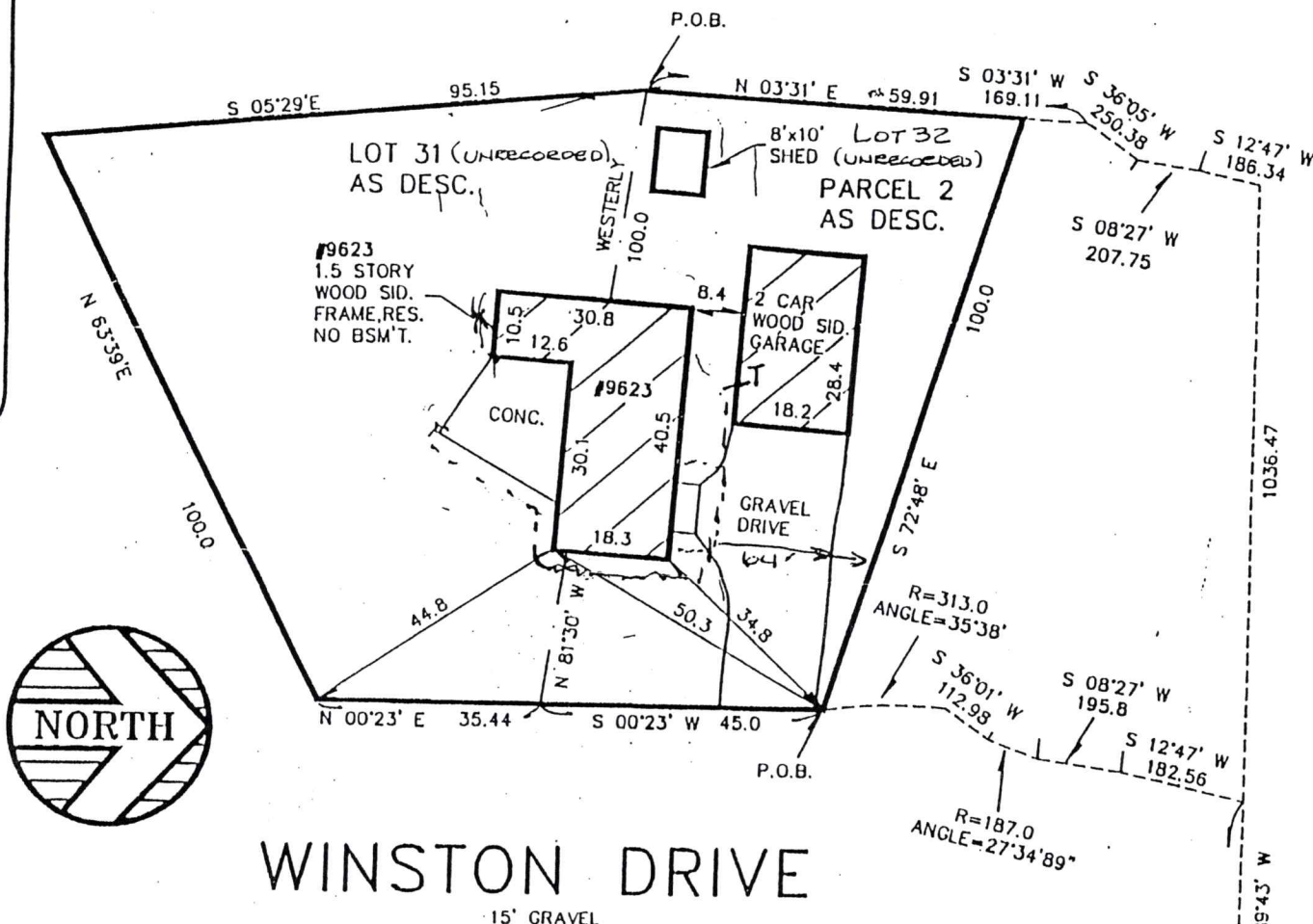
Certified to: FIRST SECURITY SAVINGS BANK FSB

D-01-02 402-02

Applicant: EDWARD A. AND ROSEANNA K. LAUNSTIEN

Tax ID

Property Description:
SEE PAGE 2 OF 2



WINSTON DRIVE

15' GRAVEL

SITE PLAN APPROVED

Permit No. 572P3236

John M. Johnson

Zoning Inspector

Date: 13 NOV 97

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.

E. 1/4 POST
SECT. 2,
T.1S., R.4E.



PAGE 1 OF 2

John O. Groshko L.L.S.

JOB NO. 95-32099 SCALE 1"=30'
DATE 04-24-95 DR. BY OW

KEM-TEC
LAND SURVEYORS

16041 East Nine Mile Road
Eastpointe, MI 48021-2319
(313) 772-2222
FAX: (313) 772-4048



KEM-TEC WEST
SURVEYING & ENGINEERING

205 N. Main Street
Ann Arbor, MI 48104-1412
(313) 994-0888 • (800) 433-6133
FAX: (313) 994-0667

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 Rear Yard Setback of 21 feet rather than the 30 feet required.

(1) Practical Difficulty 29.06(C)(1) Does the requested variance meet the following standard:	A 7.02 Rear Yard Setback	B	C	D	E
<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 7.02 Rear Yard Setback	B	C	D	E
<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 7.02 Rear Yard Setback	B	C	D	E
<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 Rear Yard Setback				
<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 Rear Yard Setback				
<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 Rear Yard Setback				
<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 Rear Yard Setback				
<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>