



DEXTER TOWNSHIP

ZONING BOARD OF APPEALS

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767

FAX: 734-426-3833

WWW.DEXTERTOWNSHIP.ORG

AGENDA

October 3, 2023

6:00 pm

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes- September 5, 2023
5. Public Comment (*Non-agenda Items*)

6. Public Hearing Procedure Review

7. Action Items

Item #1

Introduction of the case

Petition Number:	<u>(23-ZBA-005)</u>
Applicant(s):	Hilberer Construction, Inc. (contractor) on behalf of Deborah Hardesty (Owner)
Project Description:	Construct a 24' x 26' garage with a height of 11.17', proposed rear yard setback of 13'
Petition Description:	a) Request for variance from Sec 6.02 - Rear Yard Setback 30 feet
Property Location:	4815 Dexter-Pinckney Rd, D -04-25-460-014

- a. Conflict of Interest/Ex-parte Contact Review
- b. Staff Presentation and Zoning Board of Appeals Member Questions
- c. Petitioner Presentation and Zoning Board of Appeals Member Questions
- d. Public Hearing (*no public participation on agenda item after public hearing is closed*)
 - i. Reading of letters into the record
 - ii. Comments from public in attendance (*see Public Comment/Input Policy on the last page*)
- e. Zoning Board of Appeals deliberations and Standards of Review
- f. Action on Petition- Motions by the Zoning Board of Appeals

Item #2

Introduction of the case

Petition Number:	(23-ZBA-006)
Applicant(s):	Linda Sue Huelke
Project Description:	Construct a 20' x 21.5' two-car garage addition with a reduced front yard setback
Petition Description:	a) <i>Request for variance from Section 7.07 requiring 20' front yard setback</i>
Property Location:	14362 Edgewater (D-04-06-355-013)

- g. **Conflict of Interest/Ex-parte Contact Review**
- h. **Staff Presentation and Zoning Board of Appeals Member Questions**
- i. **Petitioner Presentation and Zoning Board of Appeals Member Questions**
- j. **Public Hearing** (*no public participation on agenda item after public hearing is closed*)
 - iii. Reading of letters into the record
 - iv. Comments from public in attendance (*see Public Comment/Input Policy on the last page*)
- k. **Zoning Board of Appeals deliberations and Standards of Review**
- l. **Action on Petition-** Motions by the Zoning Board of Appeals

8. Public Comment (*Non-agenda Items*)

9. Concerns of Zoning Board of Appeals Members, Director of Planning and Zoning, and Recording Secretary

10. Adjournment

PUBLIC COMMENT/INPUT POLICY

1. Speakers shall address the Zoning Board of Appeals from the front table/lectern and begin by stating their name and address.
2. Speakers are encouraged to be as factual and brief as possible, and to restrict comments to the application and property under consideration.
3. Speakers shall address all comments and questions to the Chairperson.
4. Speakers are limited to three minutes each. The Chairperson has the discretion to extend the time.
5. Members of the audience sharing similar positions may caucus and select a single spokesperson, who may speak for up to five minutes. The Chairperson has the discretion to extend the time.
6. Speakers may address the Zoning Board of Appeals more than once, but subsequent comments must bring new information, correct the record, or raise new questions.
7. Members of the Zoning Board of Appeals may question any speaker to gather information.
8. Off-topic comments and interruptions from members of the audience shall be ruled out of order.



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BROOK SMITH
CHAIRPERSON

BETH FILIP
VICE CHAIRPERSON

PETER MAIER
SECRETARY

KATHY BRADBURY
MARTY STRAUB

DON DARNELL, *ALT.*
VACANT, *ALT.*

JANIS MILLER
RECORDING SECRETARY

REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Tuesday, September 5, 2023

Members present: Chairperson Brook Smith, Vice-Chairperson Beth Filip, Secretary Peter Maier, Marty Straub, and Kathy Bradbury. Absent: None.

Also present: MC Moritz, OHM Advisors representing Planning and Zoning; and Janis Miller, Recording Secretary.

1. **Call to Order:** Applicant was not aware the meeting was at 6PM nor did they know they should be present to answer questions from the ZBA members. Applicants arrived at 6:35 PM. Chairperson Smith called the meeting to order at 6:37 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Approval of Agenda:**
With no corrections or additions, the Chair deemed the agenda approved as presented.
4. **Approval of Minutes:**
Motion by Straub to approve the May 2, 2023 minutes as presented. Motion seconded by Maier. All ayes. Motion carried.
5. **Public Comment – Non-Agenda Items:** No public present.
6. **Public Hearing Procedure:** Skipped as there was no public to address.
7. **Action Items:**

Item #1 (23-ZBA-004) John and Katherine Buehler, 13270 Redmonds Hill Ct

Variance:

- a) Request for variance from Section 16.11(F)(3) requiring maximum height of 8.5'.

a. Conflict of Interest/Ex-parte Contact Review:

Beth Filip spoke with Katherine when visiting the property but just said Hello and introduced herself.

b. Staff Presentation and Questions from ZBA members:

MC Moritz introduced the project as a shed (192 sq ft) on Rural Residential property of a little over an acre. The need for a variance was that the height of the shed

exceeded the Zoning Ordinance limitation of eight and a half feet (8.5 ft).
Questions from ZBA: 1) If we approve this variance request, would this shed have to be inspected by Chelsea Area Construction Agency (CACA)? MC responded that would be a question for the CACA Building Inspector. 2) Do we really have a good idea of what the actual proposed height of the shed is as described in the Zoning Ordinance, which does not measure the shed to the highest point of the roof but rather measures it to the height of the sidewall plus half of the height of the roof, which puts this shed at less than 10 feet? 3) Typically, the township provides this large yellow sign (noticing) that was absent on the applicant's property. Does the sign reside in the township and do we loan it out to each applicant? MC said she didn't know but would ask the Zoning Officer Adrianna and they would find an answer.

c. Petitioner Presentation and Questions from ZBA members:

John Buehler said the eight-and-a-half-foot roof height meant that he hit his head on the rafters inside the building. They are looking to build a reasonably size shed.

Questions from ZBA: 1) What's the HOA limitation on the shed? A: 200 sq. ft.

d. Public Comment:

i. letters and/or emails: None.

ii. comments from public in attendance: None.

e. Zoning Board of Appeals deliberations and Standards of Review:

Deliberations: Ridiculous combination of circumstances that brought them here. The Zoning Ordinance is too complex for what we are doing this evening. The accessory building still has to be approved by the HOA. In depth discussion of how to measure the roof height. Some of the decision criteria matrix does not fit as there is a conflict in the ordinance as it was not intended to in this situation where someone has over an acre and are restricted. This needs to get fixed, remand to the Planning Commission. Discussion on overhangs and building coverage. Discussion on conflicting laws which the Zoning Ordinance states the strictest one applies. Definition of "intent" is Section 16.01.

Standards of Review:

(1) Practical Difficulty §29.06(C)(1) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	<u>YES</u>
Notes: Smith: I can't think of anything that is more of a practical difficulty than slamming someone with a one-acre lot with an eight-and-a-half-foot limitation on the size of their accessory height.	Bradbury Filip Straub Smith <u>NO</u> Maier

(2) Physical Conditions §29.06(C)(2) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	<u>YES</u> Straub Smith Bradbury Filip
Notes: Straub: Yes, to summarize the reason I stated before, physical condition that is peculiar to this property that is slightly over one acre and therefore falls into this area of the Zoning Ordinance. Smith: The Chair joins Marty in his analysis and votes Yes. Comment after changing her vote from no to yes: Filip: Yes, provided that a Deed Restriction or Bylaw would qualify as a physical condition peculiar to the property involved.	<u>NO</u> Bradbury Filip Maier
(3) Self-Created §29.06C)(3) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<i>The practical difficulty is not self-created.</i>	<u>YES</u> Bradbury Filip Straub Maier Smith
Notes:	<u>NO</u> None
4) Reasonable Amount Necessary §29.06(C)(4) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	<u>YES</u> Bradbury Filip Straub Smith
Notes:	<u>NO</u> Maier
(5) Public Health, Safety, and Welfare §29.06(C)(5) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	<u>YES</u> Bradbury Filip Straub Maier Smith
Notes:	<u>NO</u> None

(6) Adverse Effect §29.06(C)(6) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<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> Bradbury Filip Straub Maier Smith
Notes:	<u>NO</u> None

(7) Intent of the Ordinance §29.06(C)(7) Does the requested variance meet the following standard	16.11(F)(3) Accessory Height
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	<u>YES</u> Bradbury Filip Straub Maier Smith
Notes:	<u>NO</u> None

Discussion: Motion to reconsider votes on #2 Physical Conditions made by Maier. Intent of Zoning Ordinance as stated in Section 16.01. The interpretation of #2 in regards to lot size. The practical difficulty is that they are subjected to HOA Bylaws will not let them build an accessory building over 200 sq. ft. (they have 1.08 acres) and therefore the applicant is unable to do what the Zoning Ordinance requires to go above the 200 sq. ft. and satisfy the conditions. Summary by Filip: Their HOA Bylaws are unique to this situation and prevent them from going beyond 200 sq. ft. Filip and Bradbury changed their vote on #2 to Yes after the discussion.

f. Motion by Zoning Board of Appeals:

Motion by Filip to approve the variance for petition (23-ZBA-004), for the property located at 13270 Redmonds Hill Ct., tax id. (D-04-19-110-025), the applicants John and Katherine Buehler, for the requested [shed height] height of eleven feet (11.0 feet) as opposed to the required height of eight feet six inches in ordinance section 16.11 (F)(3). Motion seconded by Straub.

Roll Call Vote: Yeas – Bradbury, Filip, Straub, Smith: Nays - Maier:

Absent – None. Motion carried 4-1.

Chairperson Smith congratulated the applicant and said their request for a variance was approved and they had a year to get things done by getting a permit issued by the Township Planning and Zoning Department.

8. Public Comment: No public present.

9. Concerns of ZBA Members, DPZ, and Recording Secretary:

Filip: We need to communicate to the applicants that they do need to be here so the ZBA Documents regarding the agenda items can be obtained at the Township Hall during normal business hours, the Townships website: www.dextertownship.org and can be viewed on ew.livestream.com/dextertownship.org.

can discuss their situation with them and get a better understanding of the need for a variance. Discussion in the past has been to “kick it forward” to the next month if the applicant is a no show. Our general culture is to not have the decision criteria already filled out as we want to come to a decision on our own without being swayed by any particular party. Also raise the issue of, and put it at the top of the list, “reasonable minimum amount”, and what it could potentially mean as it will impact every single decision we make between now and when it gets changed. Something more clearly defined, voted upon by the Board of Trustees, would be a good service to the citizens that live in this township.

Bradbury: This was painful and needs [Zoning Ordinance] to be addressed.

Straub: Tonight’s matrix stated “reasonable amount”, unlike all our previous matrix’s.

Smith: Under item 4 it should say “the reasonable minimum amount necessary” as we decided to interpret the ordinance to say that until the Board of Trustees take action on it.

Maier: We need to have our lawyers look at that as we need to know we align with the state requirements as we don’t want to deviate.

Straub: I think had we left here with something other than approval for them to put up their little shed, most of us would have felt bad.

10. Adjournment

Chairperson Smith declared the meeting adjourned at 7:43 p. m.

Respectfully submitted,

Peter Maier, Secretary

Janis Miller, Recording Secretary



Petition Information:

Petition Number:	(23-ZBA-005)
Applicant(s):	Hilberer Construction, Inc. (contractor) on behalf of Deborah Hardesty (Owner)
Project Description:	Construct a 24' x 26' garage with a height of 11.17', proposed rear yard setback of 13'
Petition Description:	a) Request for variance from Sec 6.02 - Rear Yard Setback 30 feet
Property Location:	4815 Dexter-Pinckney Rd, D -04-25-460-014

Property Information:

Existing Zoning:	Rural Residential (RR) <i>The Rural Residential District is to provide opportunities for relatively low-density residential uses in a manner that maintains, enhances, and preserves open spaces, including farmlands, woodlands, and wetlands that contribute to the rural character of the Township. Opportunities to continue the limited agricultural operations should be encouraged. Woodlands, wetlands, and water courses should be preserved. It is also the intent of the district to provide opportunities for passive and active recreational uses that are compatible with the natural character of the land and surrounding uses.</i>
Existing Land Use:	Single-family House
Future Land Use Map:	Rural Residential
Area:	14,418 square feet, 0.331 acres

Zoning Information:

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



Project Narrative:

The applicant proposes to construct a 24' x 26' garage (624 SFT) with a height of 11.17' in the rear yard. The proposed garage would have a rear yard setback of 13'.

The Rural Residential Site Development Standards (Section 6.02) requires a rear yard set back of 30'.

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
6.02	30'	13'	N/A

Recognition of Nonconformities:

The minimum required lot area is two (2) acres.

The actual lot area is 0.331 acres.

The minimum required lot width is 150'.

The actual lot width is 95'.

The required front yard setback is 80'.

The actual front yard setback is 69'.

Other Department Comments:

On October 6, 2012, the ZBA granted a variance to the neighboring property to the east (4809 Dexter Pinckney Road, 0.389 acres) for a proposed 24' x 28' garage with a 19'-7" setback.

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



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VARIANCE APPLICATION FORM

File #: 23 -ZBA- 008

Received on: Sept 6, 2023

Fee: \$ 450.00

Receipt #:

(1) Applicant Information: (the person(s) applying for the variance(s))		(2) Owner Information: (the person(s) owning the property)	
a. <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent for the Owner (check one)		a. <input type="checkbox"/> Same as Applicant (check if appropriate)	
b. Name(s) Hilberer Construction Inc.		b. Name(s) (if different from applicant) Deborah Hardesty	
c. Mailing Address 4698 Farrell Rd Dexter, MI 48130		c. Mailing Address (if different from applicant's mailing address) 4815 Dexter Pinckney Rd Dexter, MI 48130	
d. Phone Number 734-347-2622		d. Phone Number (if different from applicant's phone number) 734-780-6940	
e. Email hilberer.congt@yahoo.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) 4815 Dexter Pinckney Rd		d. Size and nature of existing structures on and uses of the property: 949 Single Family	
b. Parcel/Tax ID Number(s) 04-25-460-014			
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 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 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.			
Build a 24' x 26' garage at the rear of Home.			
Height = 11.17' (per ordinance method for height calculation)			

005

VARIANCE APPLICATION FORM

File #: 23 -ZBA-008

(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) 6.02			Rear yard setback
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)
 see attached document
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)
- c. The practical difficulty is not self-created. §29.06(C)(3)
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)
- 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)
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)
- h. ☐ I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.

Decision Criteria Answers

- A. Due to the changes in the zoning setbacks since the house was built have drastically changed and even the existing house now is outside of the existing zoning setbacks for RR district.
- B. The practical difficulty is due to the existing .331 Acre lot being in a current RR district that has a minimum lot size of 2 acre. The existing lot is 1/6 the size of the minimum 2-acre lot that is identified in the current zoning.
- C. The current difficulty was not created by the homeowner.
- D. The rear yard setback variance is a reasonable solution requested to build a 2-car garage in the only place available on the property. The proposed location meets both side yard setbacks and allows 5' of distance between the existing deck and the proposed new garage.
- E. If approved this variance will not be injurious to the public, however it would have a profound positive impact on the resident at this property who is wheelchair bound for life. By adding an enclosed garage this will allow the resident to store her wheelchair accessible van in the garage thus protecting it from the elements and snow covering in the winter. This will also allow the resident to enter and exit the van on a flat and level surface and give protection during inclement weather.
- F. The approval of this variance will not affect the use or value of the adjacent properties. The addition of a 2-car garage in the rear of the property will actually mirror the garage locations of almost all of the adjacent properties. (see attachment A)
- G. We believe that the requested variance meets the intent and purpose of the ordinance.

VARIANCE APPLICATION FORM

File #: 23 -ZBA-005

(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

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, Deborah J Hardesty, hereby state that I am the owner of the property described in this application and that I have authorized Hilberer Construction as my agent for the purpose of obtaining the variance(s) described in this application.

Property Owner's Signature

Date

Property Owner's Signature

Date

(10) Administrative Section:

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

☐ **Request Denied**
(List reasons.)

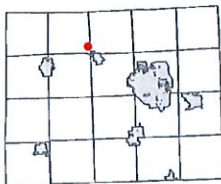
☐ **Request Amended**

New file #

Date Submitted:

Legal Description:

Premise situated in the Township of Dexter, County of Washtenaw, State of Michigan, *OLD SID - D 04-080-006-00 DE
56-6 LOT 6 COUNTRYSIDE ESTATES. Commonly known as 4815 DEXTER PINCKNEY RD, DEXTER, MI 48130



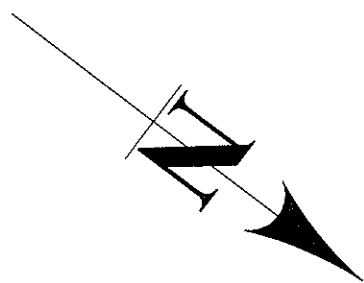
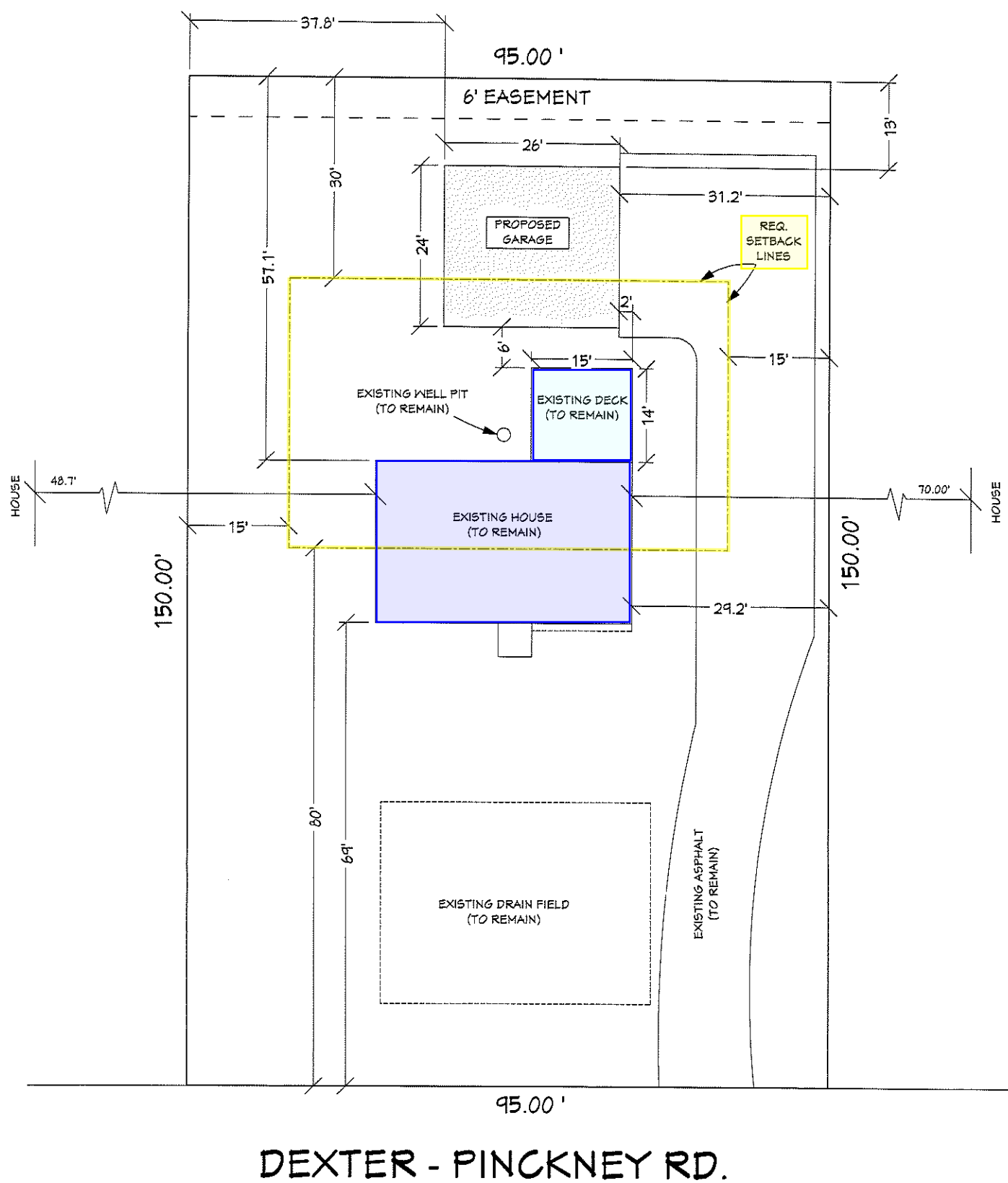
9/8/2023



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.

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 734-222-6682.



NEW DETACHED GARAGE

Deborah Hardesty
4815 Dexter-Pinckney Rd.
Dexter, MI 48130

PROJECT:
HARDESTY GARAGE

TITLE:
SITE PLAN

DATE:
09/05/2023

SCALE:

CARTER

24' WIDE

F

BUILDING PROJECT CENTER

STANDARD & DELUXE GARAGE

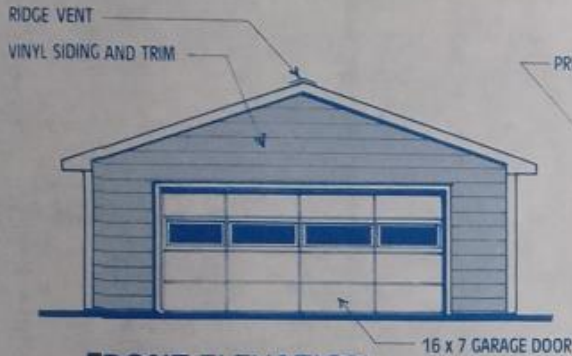
EQUIPMENT CHECKLIST

SLEDGE HAMMER
SHOVEL
RAKE
CHALK LINE
STRING

STRING LEVEL
FRAMING SQUARE
SAW HORSES
3' LEVEL
HAMMERS

NAIL APRONS
STAPLE GUN
HAND SAW
POWER SAW
50' TAPE

12' TAPE
EXTENSION CORD
FRIENDS
MORE FRIENDS



FRONT ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$



SIDE ELEVATION

SCALE $\frac{1}{8}'' = 1'-0''$

GENERAL NOTES: READ CAREFULLY

THESE PLANS ARE A GENERAL GUIDE FOR CONSTRUCTION. IT IS THE FINAL RESPONSIBILITY OF THE BUILDER TO CHECK ALL PLAN DIMENSIONS AND DETAILS.

- 1 CHECK TO ENSURE BUILDING PLANS AND LOCATION SATISFY LOCAL BUILDING CODES (PERMITS REQUIRED)
- 2 ALL ELECTRICAL TO CONFORM TO ALL STATE AND LOCAL CODES
- 3 ALL DIMENSIONS ARE TAKEN TO THE STUDWALL UNLESS OTHERWISE NOTED
- 4 VERIFY ALL ROUGH OPENING DIMENSIONS TO MANUFACTURER'S SPECIFICATIONS
- 5 **DESIGN LIVE LOADS**
•ROOF30 P.S.F.
- 6 ALL STRUCTURAL LUMBER DESIGNED FOR #2 SPRUCE •PINE •FIR
MODULUS OF ELASTICITY = 1,300,000 psi
and $F_b = 875$ psi
- 7 SOIL BEARING CAPACITY IS ASSUMED TO BE 3000 P.S.F.
- 8 USE (2) 2 x 12 HEADERS OVER ALL WALL OPENINGS UNLESS OTHERWISE SPECIFIED. PLYWOOD IS USED FOR CORNER BRACING.
- 9 FOR MORE SPECIFIC DETAIL INFORMATION ASK YOUR CARTER SALESMAN FOR THE BUILDING PROJECT CENTER **FRAME CONSTRUCTION GARAGE** HANDOUT LITERATURE

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) Allow 13.0' rear yard setback instead of 30' rear yard setback.

(1) Practical Difficulty 29.06(C)(1) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	
(2) Physical Conditions 29.06(C)(2) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	
3) Self-Created 29.06(C)(3) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>The practical difficulty is not self-created.</i>	
(4) Reasonable Amount Necessary 29.06(C)(4) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	

(5) Public Health, Safety, and Welfare 29.06(C)(5) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	
(6) Adjacent Properties 29.06(C)(6) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i>	
(7) Intent of the Ordinance 29.06(C)(7) Does the requested variance meet the following standard:	A
	6.02 Required rear yard setback – 30'
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	



Petition Information:

Petition Number:	(23-ZBA-006)
Applicant(s):	Linda Sue Huelke
Project Description:	Construct a 20' x 21.5' two-car garage addition with a reduced front yard setback
Petition Description:	a) Request for variance from Section 7.07 requiring 20' front setback
Property Location:	14362 Edgewater Dr. (D-04-06-355-013)

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:	Lakes Residential
Area:	4,792 square feet, 0.11 acres

Zoning Information:

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



Project Narrative:

The subject property consists of an existing single-family home and deck constructed in 1955. The applicant is proposing the addition of an attached two-car garage. There are discrepancies in the size of the existing primary structure and the proposed addition. The applicant states that the home is 875 sf and the Township assessor lists the home as 726 sf. The applicant states that the proposed garage is 432 sf ; however based on the dimensions it is 430 sf. The dimensions of the proposed two-car garage addition are 20' x 21.5'. The applicant states that the house and garage would total 1,315.37 altogether. If the garage is actually 430 sf then that would make the home 885.37 sf. According to the January 21, 2023 site survey prepared by Piatt Land Surveying the square footage of the home is actually 782.18 sf. The Township will use the square footage for the home that is based off the Piatt survey, and a total of 430 sf for the proposed garage.

Section 7.07(3) requires a minimum 20' road setback from Edgewater Drive. The applicant is requesting a variance from this setback requirement to allow the garage to be built 14.6' away from the road.

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
7.07(3)	20'	14.6'	N/A

Recognition of Nonconformities:

- Existing non-conforming lot. Minimum lot size in Lakes Residential zoning district is 0.5 acres if served by off-site septic or sewer. Subject lot is 0.11 acres.
- Existing non-conforming waterbody setback. Waterbody setback shall never be less than 35'; existing single-family house is 27.1' from the waterbody, and existing deck is approximately 19' from the waterbody.

Other Department Comments:

Proposed project received Multi-Lake Water and Sewer Authority approval on September 6, 2023. There are no sewer conflicts as presented.

Potential Conditions:

Potential conditions are developed prior to a public hearing and are intended to aid the Zoning Board of Appeals 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
- Plot Plan/Elevations/Images
- Survey/ Legal Description
- Decision Criteria Review
- Letters of Support
- Pictures



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-006**

Received on: **9/7/23**

Fee: \$ **450.00**

Receipt #: **8616**

(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) LINDA SUE HUELKE		b. Name(s) (if different from applicant)	
c. Mailing Address 2057 BANCROFT DR. ANN ARBOR, MI 48108		c. Mailing Address (if different from applicant's mailing address)	
d. Phone Number		d. Phone Number (if different from applicant's phone number)	
e. Email		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) 14362 EDGEWATER DR		d. Size and nature of existing structures on and uses of the property: 726 AC² SINGLE FAMILY RESIDENCE	
b. Parcel/Tax ID Number(s) D-04-06-355-013			
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 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 checked="" 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 checked="" 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 type="checkbox"/>	
(5) Project Description: Describe the project in general- what is being built, how big is it, etc. ADDITION OF AN ATTACHED 20'x32' GARAGE.			

VARIANCE APPLICATION FORM

File #: -ZBA-

(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) SEC 7.02 FRONT YARD SETBACK	14.6'	20'	5.4' REDUCED FRONT YARD SETBACK
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)
THE ADDITION OF A GARAGE WILL MAKE A MORE SUITABLE AND TYPICAL MODERN LIVING. THE HOME WILL BE IN LINE WITH NEIGHBORING HOUSES.
- b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)
THE LOT IS 50' X 100' DEEP, SMALLER THAN REQUIRED
- c. The practical difficulty is not self-created. §29.06(C)(3)
PURCHASED PROPERTY WITH EXISTING CONDITION. HALFMOON LAKE HILLS SUBDIVISION ORIGINAL PLAT CONFIGURATION.
- d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)
DIMENSION FOR A GARAGE ARE AT A MINIMUM TO ACCOMMODATE VEHICLES.
- e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)
APPROVAL OF VARIANCE WOULD NOT BE INJURIOUS TO PUBLIC HEALTH SAFETY AND WELFARE.
- 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 ENHANCE ADJACENT PROPERTIES VALUE.
- g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)
THE APPROVAL IS CONSISTANT WITH SMALL LOTS IN THE LAKE RESIDENTIAL AREA.
- h. ☐ I prefer not to share these decision criteria answers with the Zoning Board of Appeals members.

VARIANCE APPLICATION FORM

File #: **23 -ZBA- 006**

(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.

Linda S. Huelke 8-30-23
 Applicant's Signature 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.

 Property Owner's Signature Date

 Property Owner's Signature Date

(10) Administrative Section:

<input type="checkbox"/> Request Approved <i>(List conditions- if any.)</i> 	<input type="checkbox"/> Request Denied <i>(List reasons.)</i> 	<input type="checkbox"/> Request Amended New file # _____ Date Submitted: _____
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LOT COVERAGE AND OTHER IMPERVIOUS SURFACES CALCULATION FORM

Info.	Address <u>14362 Edgewater</u>		Zoning Permit # <u>23-ZP-006</u>	
	Primary Prop. I.D. <u>04-06-355-013</u>		ZBA Application # <u>23-ZBA-006</u>	
	Applicant <u>Linda Huelke</u>		Other (explain)	

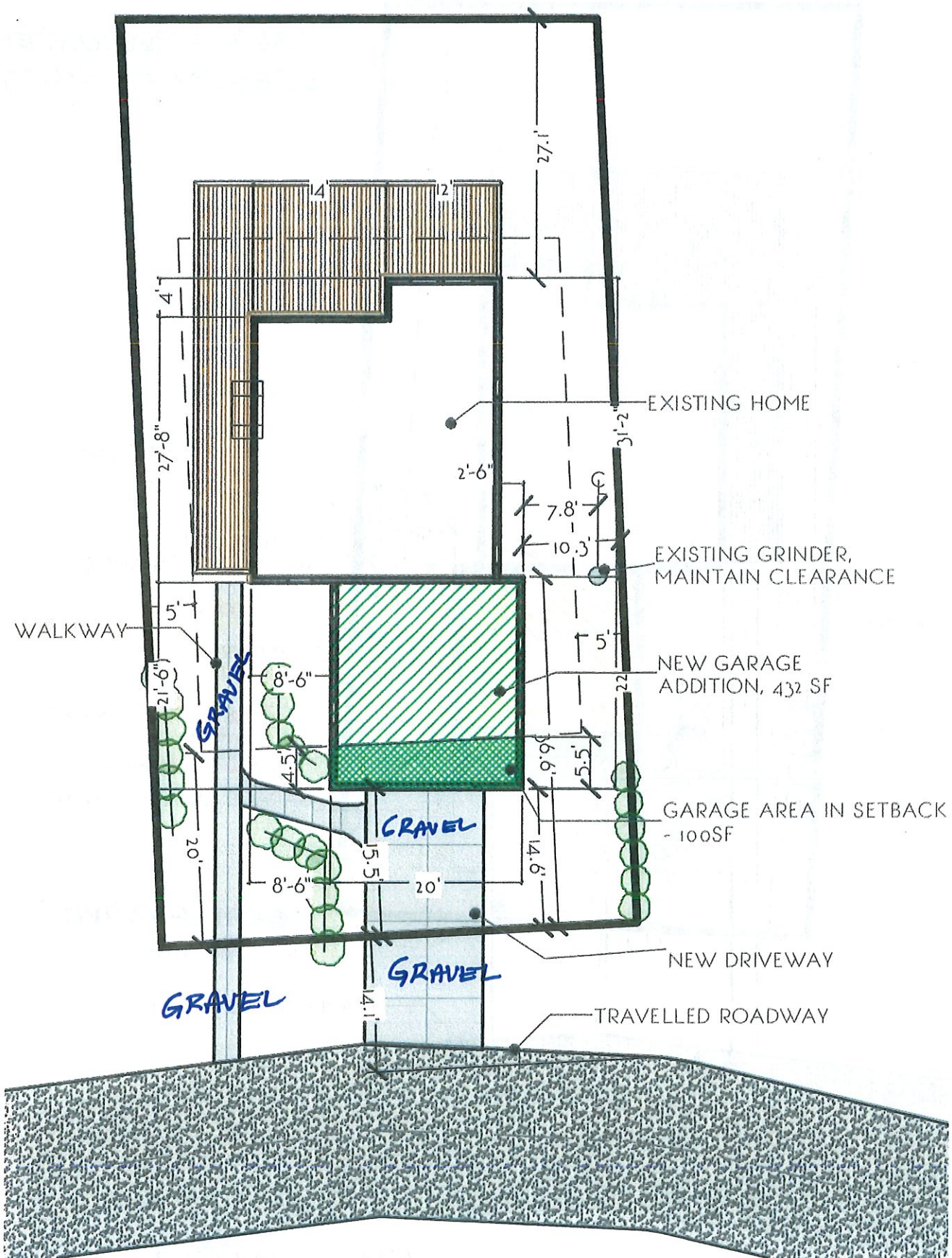
Lot Area	NET Lot Area (Contiguous parcels, same ownership interest) (refer to definition of "Lot" in Zoning Ordinance)			
	I.D. #		Square Feet	
	(Primary Parcel) Lot #1 <u>04-06-355-013</u>		<u>4,792</u>	ft. ²
	Lot #2 <u>04- - -</u>			ft. ²
	Lot #3 <u>04- - -</u>			ft. ²
	Lot #4 <u>04- - -</u>			ft. ²
(A) Lot Area Total			ft. ² (ac.)	

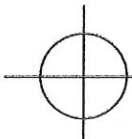
Lot Coverage	See definition of "Lot coverage" in Ordinance, but shall include from the foundation wall, or the "dripline" of the roof.						
	(Deck excluded from calc) #1: Principal Structure, w/ Attachments #2: Detached Accessory Structure #3: Detached Accessory Structure #4: Detached Accessory Structure #5: Detached Accessory Structure	Describe Structure (e.g., house, garage, pole barn, shed, etc.)	Existing	Add	Demolish	Current	Proposed
		Ex. House	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	782.18	782.18
		Prop. Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		430
		(B) Total Principal Structure Lot Coverage (ft. ²)				782.18 ft. ²	1,212.18 ft. ²
		Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64	
	(C) Total Accessory Structure Lot Coverage (ft. ²)				64 ft. ²	0 ft. ²	
	Total Accessory Structure Lot Coverage (%)				1.3 %	0 %	
Divide total accessory structure coverage by lot area total (i.e., (C) ÷ (A))							
(B) + (C) Total Lot Coverage of All Structures (ft. ²)				846.18 ft. ²	1,212.18 ft. ²		
Total Lot Coverage of All Structures (%)				17.66 %	25 %		
Divide total lot coverage by lot area total (i.e., [(B) + (C)] ÷ (A))							

Other Impervious Surfaces	See definition of "Impervious Surface" in Ordinance						
	#1: Other Impervious Surface #2: Other Impervious Surface #3: Other Impervious Surface #4: Other Impervious Surface #5: Other Impervious Surface #6: Other Impervious Surface	Describe Other Impervious Surface (e.g., driveway, sidewalk, uncovered patio, etc.)	Existing	Add	Demolish	Current	Proposed
		n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0
		(all gravel surfaces)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	(D) Total Area of Other Impervious Surfaces (ft. ²)				0 ft. ²	0 ft. ²	
	(B) + (C) + (D) Total Area of All Impervious Surfaces (ft. ²)				846.18 ft. ²	1,212.18 ft. ²	
	Total Area of All Impervious Surfaces (%)				17.66 %	25 %	
	Divide total area of all impervious surfaces by lot area total (i.e., [(B) + (C) + (D)] ÷ (A))						
	Storm Water Mgmt. Plan Required Per Sec. 23.09.						
	REQUIRED if Total Area of All Impervious Surfaces is more than District maximum OR the site doesn't meet Sec. 23.09(A)(2)				<input type="checkbox"/>	<input type="checkbox"/>	
	NOT REQUIRED if Total Area of All Impervious Surfaces is less District maximum AND the site meets Sec. 23.09(A)(2)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	

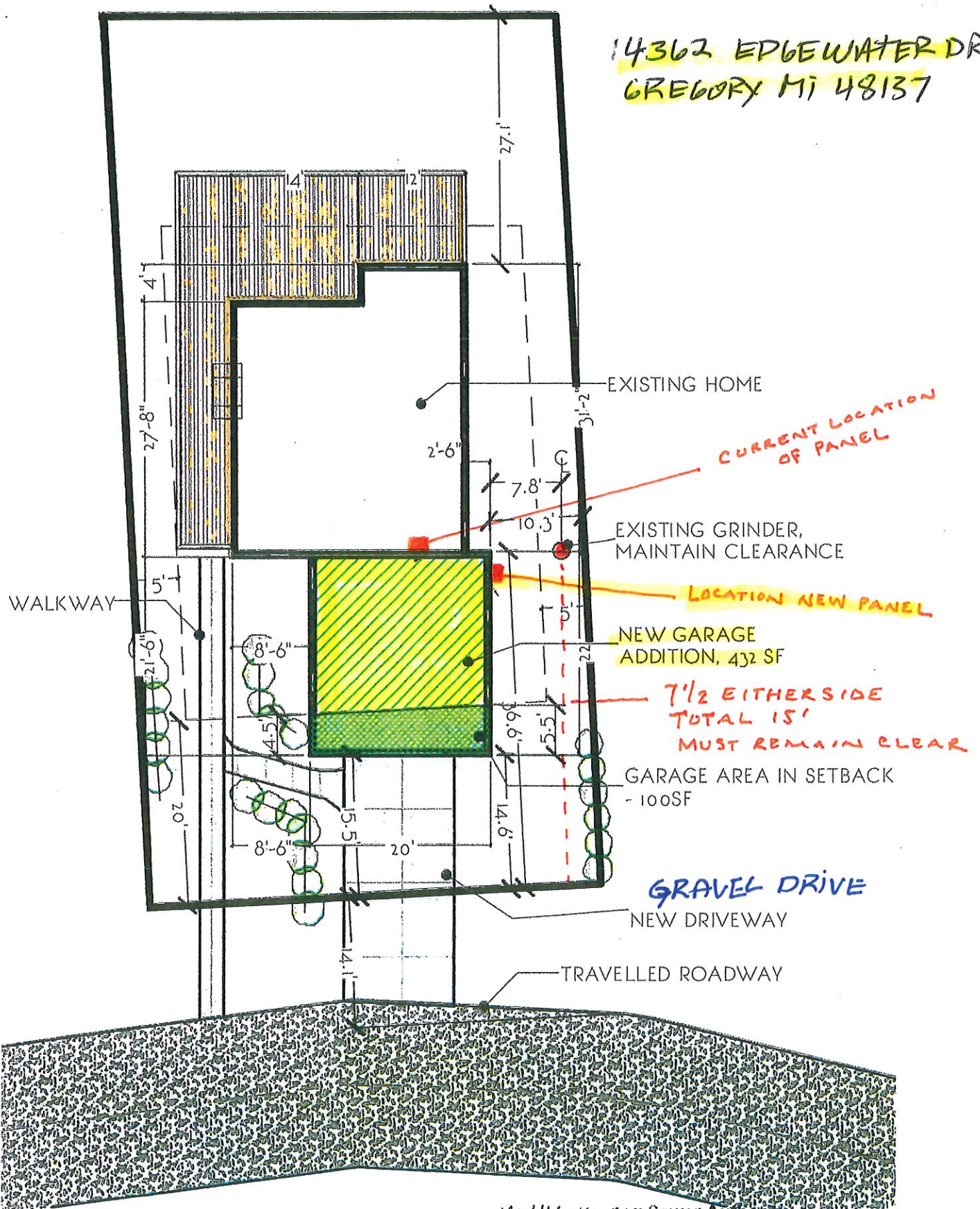
Form Completed By: Adrianna Jordan

Date 9/25/23



 SITE PLAN

14362 EDGEWATER DR
GREGORY MI 48137



Multi Lake and Sewer Authority

Permit approval - Sewer location only

Approved: *[Signature]*

Date: 9/16/2023

Comment:

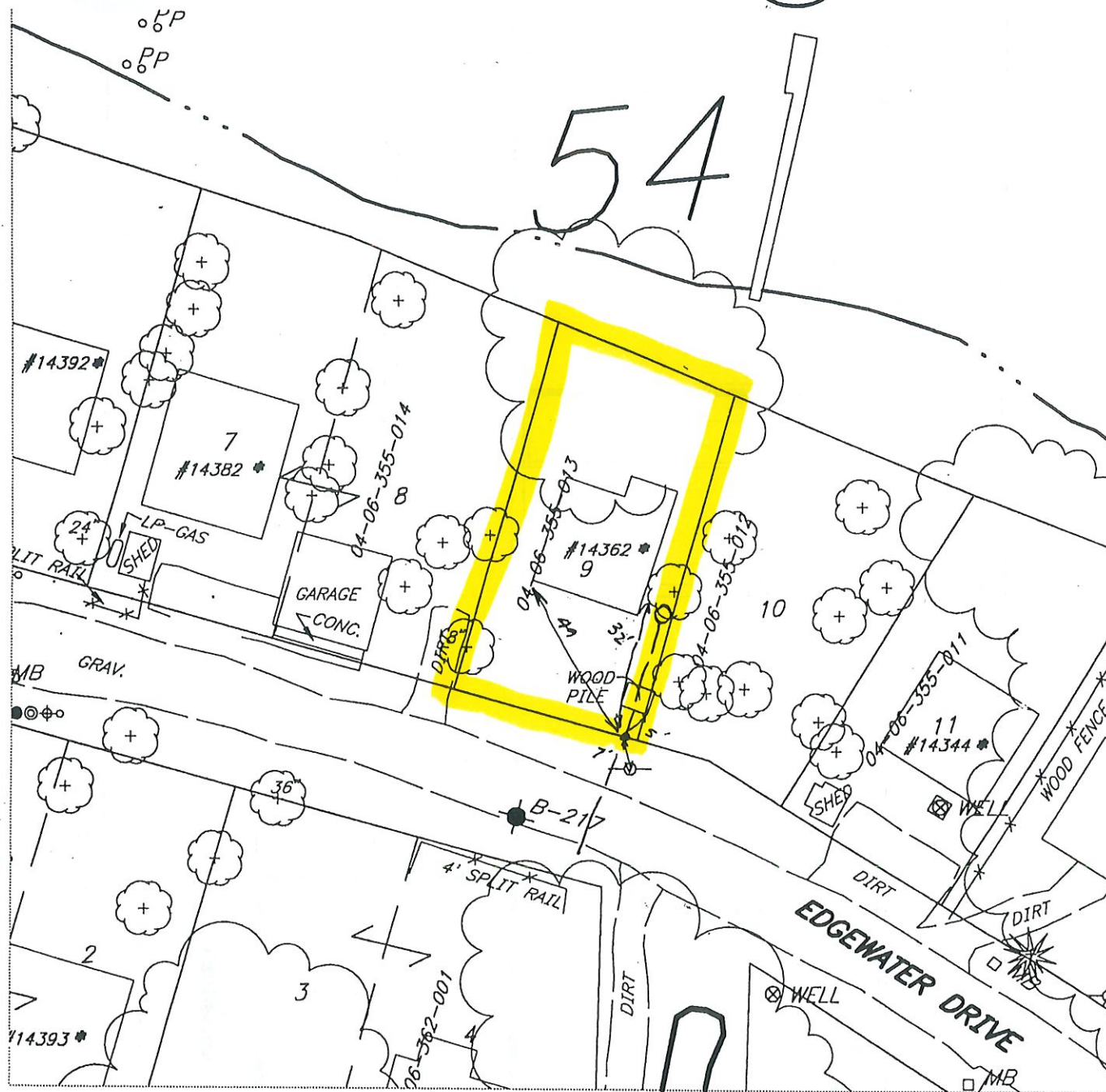
NO SEWER CONFLICTS
AS PRESENTED



72' TO MAIN



NUMBER 235



CONSTRUCTION PLAN SHEET NO.: 40

PROPERTY TAX NO.: 04-06-355-013

COMMENTS:

4/17/96

8-5-96
DATE INSTALLED

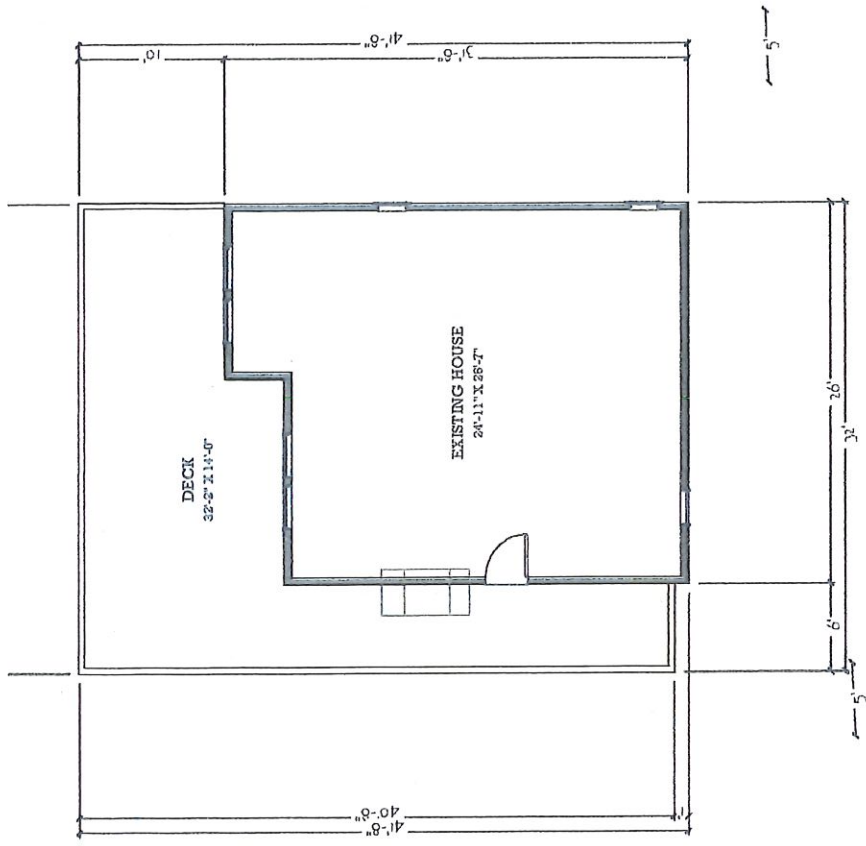
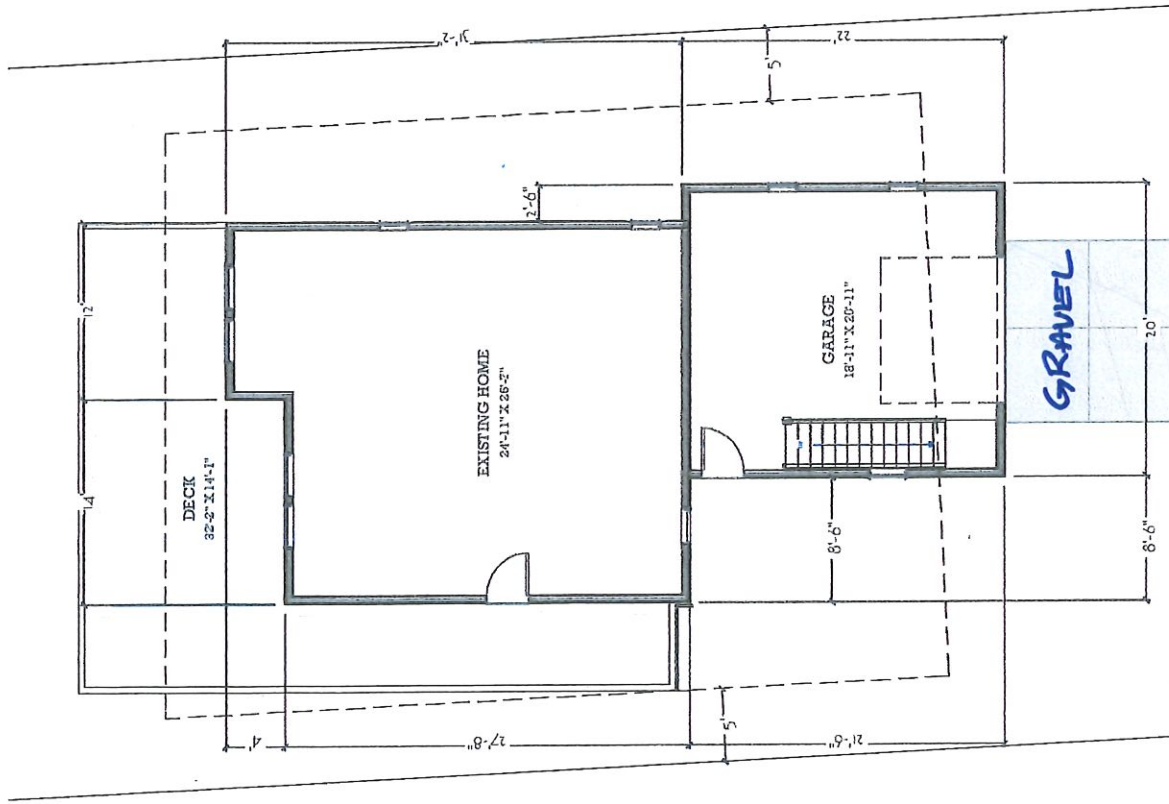
Col. S.
INSPECTOR

WASHTENAW COUNTY BOARD OF PUBLIC WORKS
MULTILAKE AREA WATER & SEWER AUTHORITY
SANITARY SEWER SYSTEM
CONTRACT 0230.011-S-3
**HALF MOON LAKE
GRINDER PUMP LOCATION SHEET**

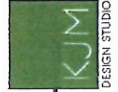
HOME OWNERS NAME:
YOUNGER

ADDRESS:
14362 EDGEWATER

SCALE 1" = 40'



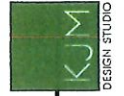
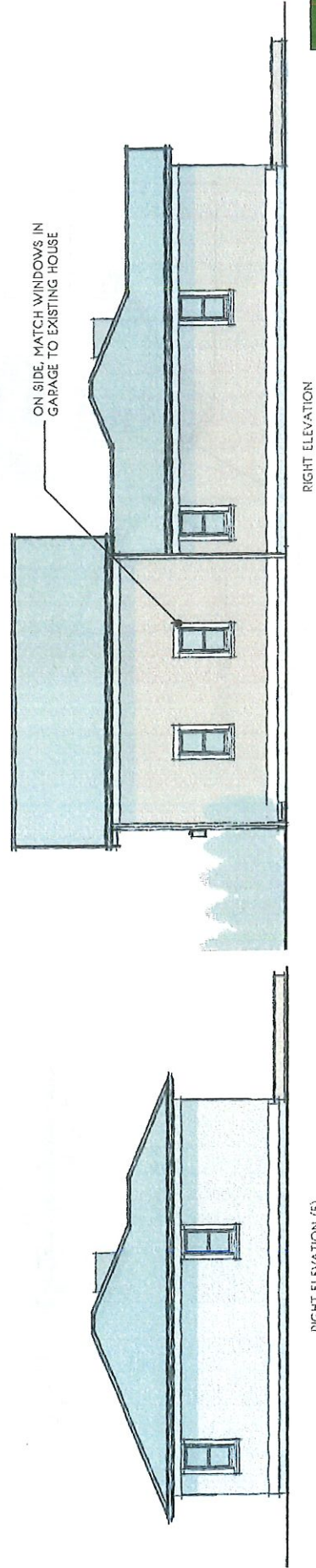
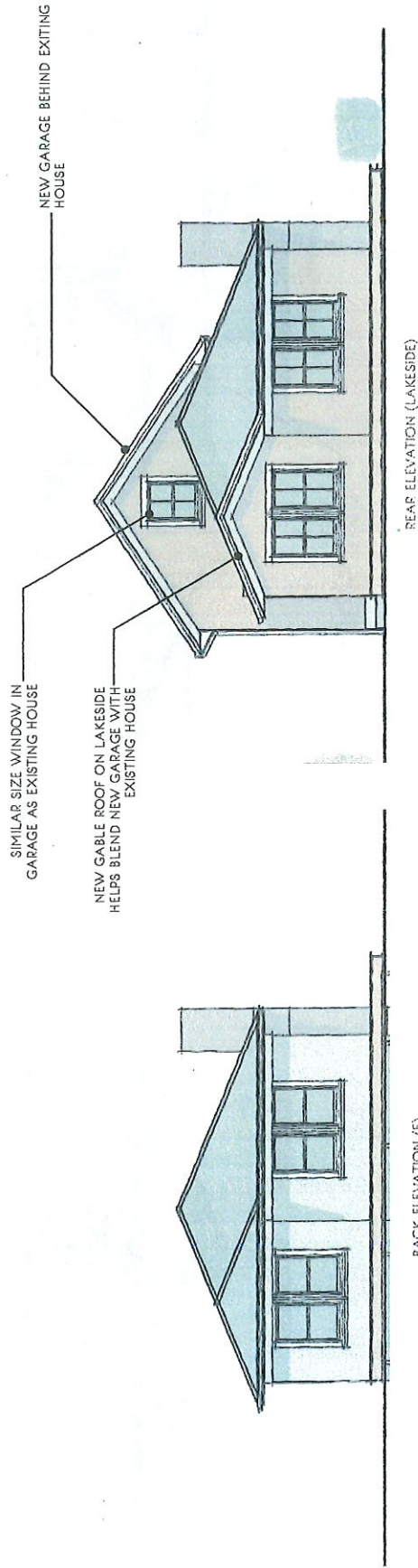
FIRST FLOOR PLAN (E)



FIRST FLOOR COMPARISON

CONCEPT FOR REVIEW
MAY 24, 2013

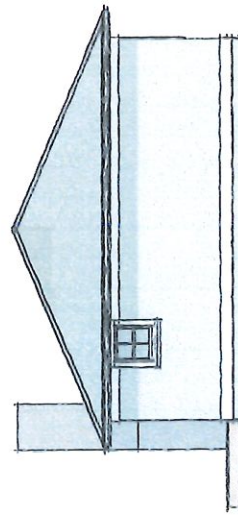
THE HUELKE PROJECT - 14362 EDGEWATER - DEXTER TOWNSHIP, MI



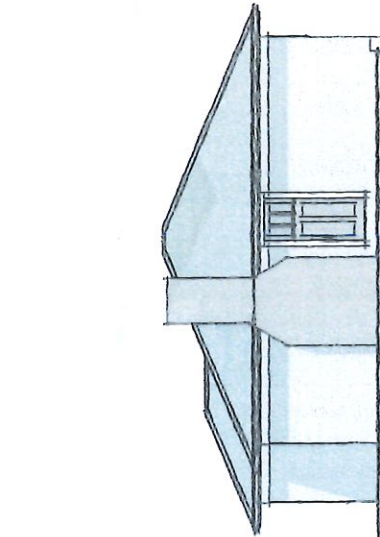
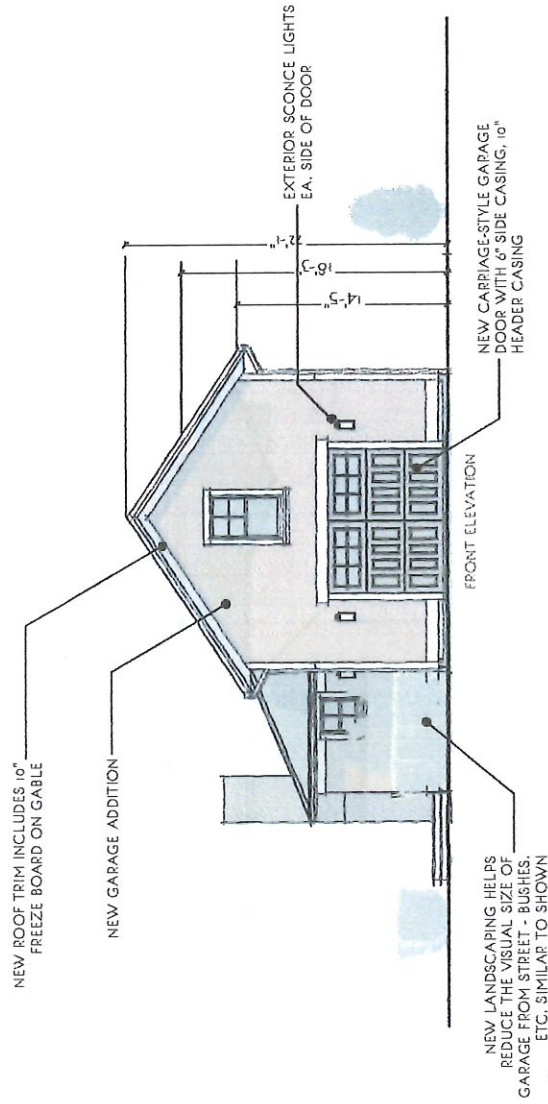
ELEVATIONS COMPARISON

CONCEPT FOR REVIEW
MAY 24, 2023

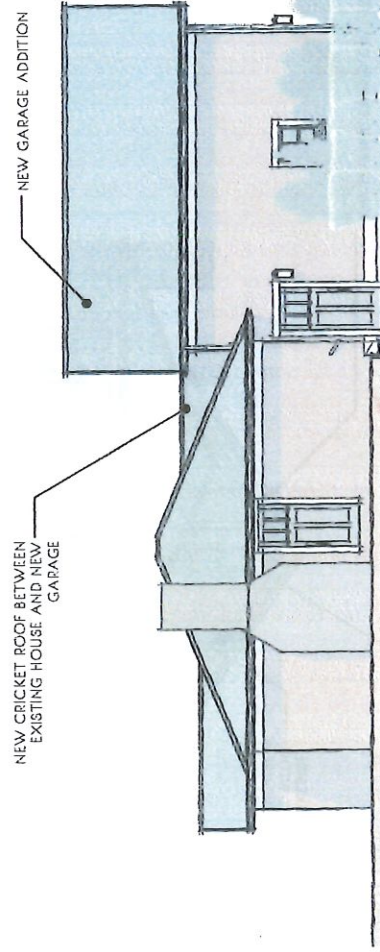
THE HUELKE PROJECT - 14362 EDGEWATER - DEXTER TOWNSHIP, MI



FRONT ELEVATION - (E)



LEFT ELEVATION (E)



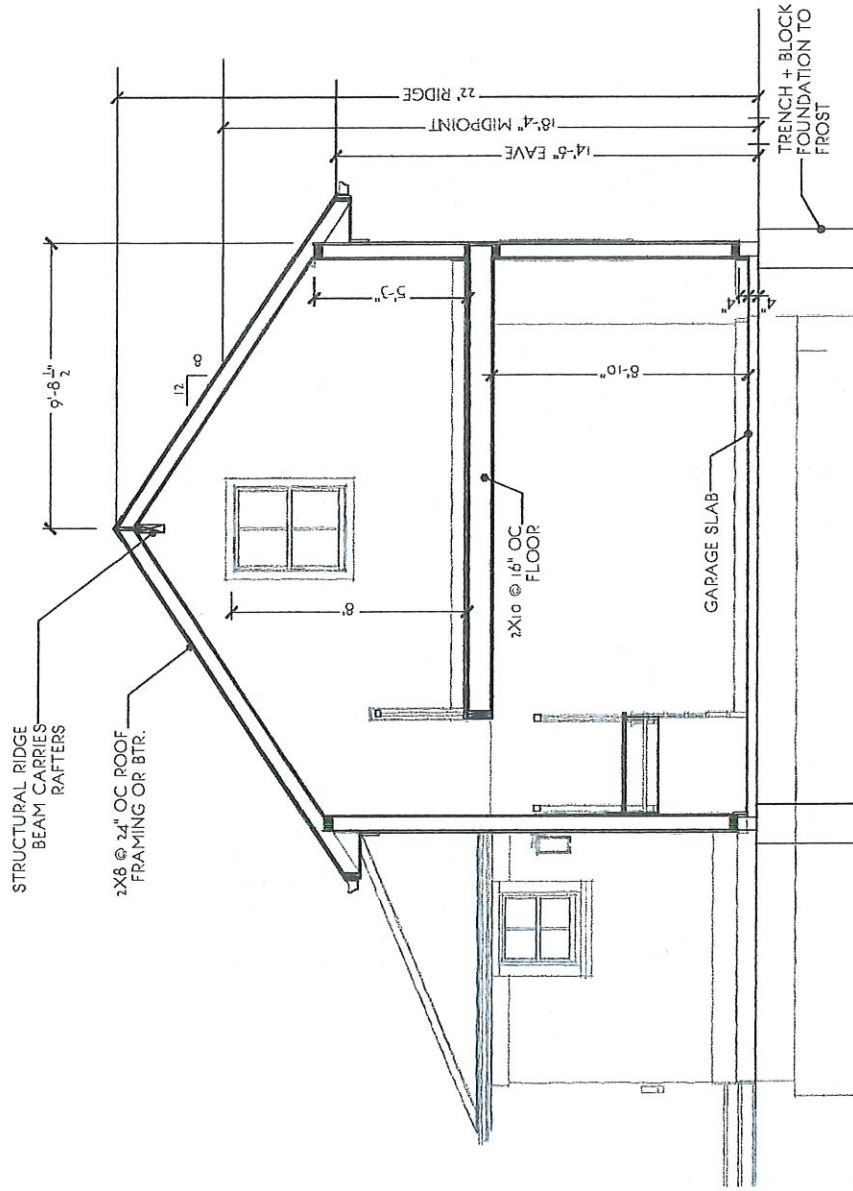
LEFT ELEVATION

ELEVATIONS COMPARISON

THE HUELKE PROJECT - 14362 EDGEWATER - DEXTER TOWNSHIP, MI

CONCEPT FOR REVIEW
MAY 14, 2013





SECTION THROUGH NEW GARAGE



SECTIONS

CONCEPT FOR REVIEW
MAY 24, 2023

THE HUELKE PROJECT - 14362 EDGEWATER - DEXTER TOWNSHIP, MI

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 6, T1S, R4E,
DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

0 10 20
SCALE: 1" = 20'



HALF MOON LAKE

EDGE OF WATER

1277.9 SQ. FEET
(LAKEWARD OF DEED)

PLAT LINE

HUELKE, DONNA
TAX# D-04-06-355-014

HUELKE, LINDA
TAX# D-04-06-355-013
(LIBER 5283, PAGE 595)
± 0.11 ACRES
(4728.3 SQ. FEET)

ABRAHAM, DENNIS
TAX# D-04-06-355-012

GARAGE

14362 EDGEWATER

LEGEND

- SECTION CORNER
- FOUND IRON
- SET IRON, CAP 46681
- RECORD DIMENSION
- MEASURE DIMENSION
- POINT OF BEGINNING
- EX. FENCE LINE
- EX. GRAVEL ROADWAY

BASIS OF BEARING:
BEARINGS ARE BASED UPON THE RECORDED PLAT.

CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: WESTHOVEN

Survey of Lot 9, Block 54, "HALF MOON HILLS
SUBDIVISION," as recorded in Liber 7 Plats,
Page 28-30, Washtenaw County Records

SCALE: 1" = 20'

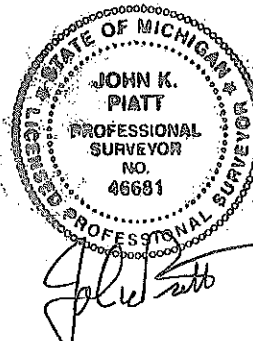
JOB NO. 2019-1831

DATE: 1/21/2023

SHEET: 1 OF 1

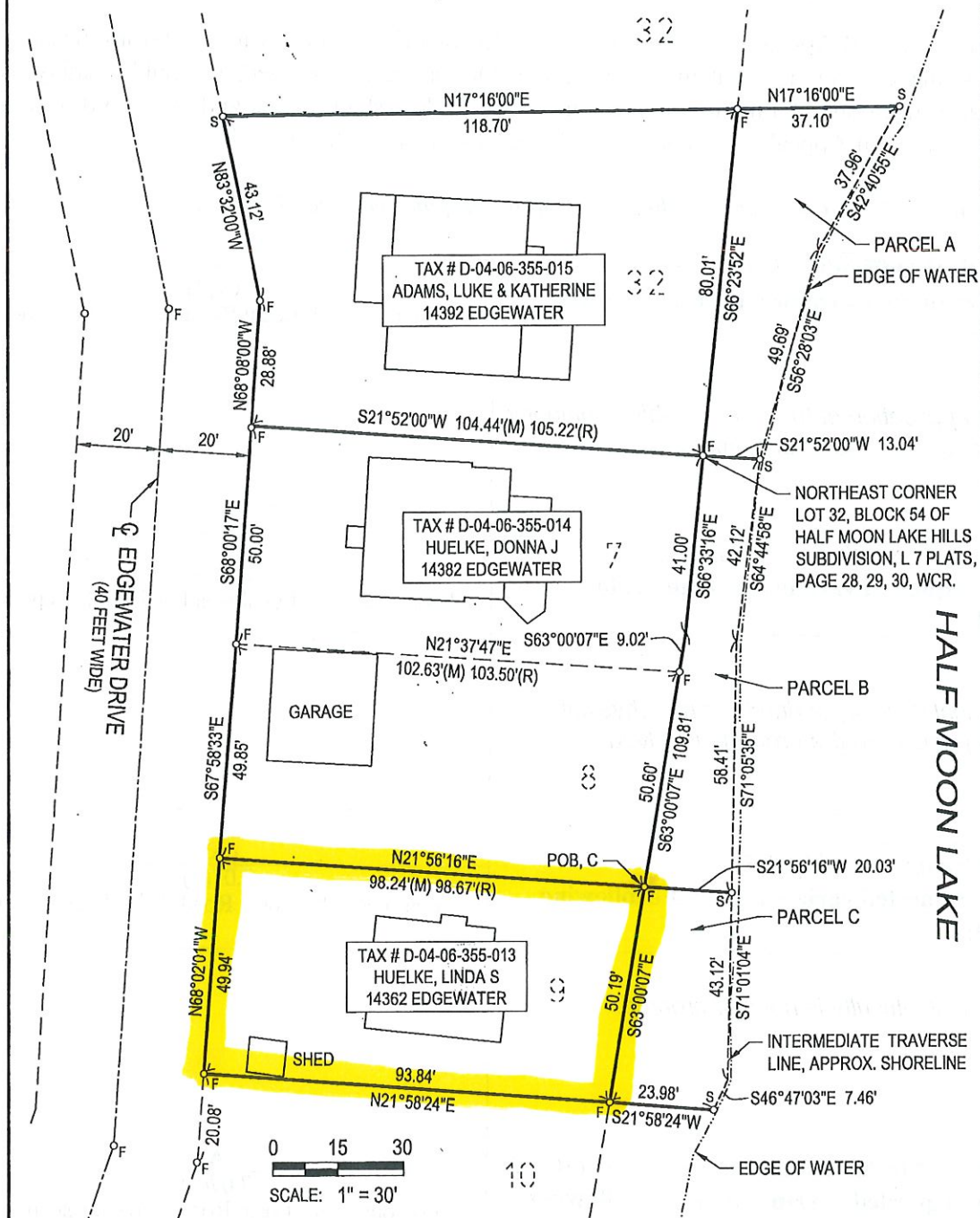


20624 Waterloo Road
Chelsea, MI 48118
(734) 730 - 8570
piattlandsurveying.com



CERTIFIED SURVEY

PART OF THE SOUTHWEST 1/4 OF SECTION 6, T1S, R4E,
DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: WESTHOVEN

Survey of Lots 7, 8, 9, and part of 32,
Block 54, HALF MOON HILLS SUBDIVISION,
as recorded in Liber 7 of Plats, Page 28, 29,
and 30, Washtenaw County Records.

SCALE: 1" = 30'

DATE: 02/16/2021

JOB NO. 2021-1026

SHEET: 1 OF 3



20624 Waterloo Road
Chelsea, MI 48118

(734) 730 - 8570

piattlandsurveying.com



John K. Piatt

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) Allow 14.6' front yard road setback instead of 20' front yard road setback.

(1) Practical Difficulty 29.06(C)(1) Does the requested variance meet the following standard:	A
	7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>The strict application of the terms of this Ordinance would constitute a practical difficulty.</i>	
(2) Physical Conditions 29.06(C)(2) Does the requested variance meet the following standard:	A
	7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>The practical difficulty is due to some physical condition peculiar to the property involved.</i>	
3) Self-Created 29.06(C)(3) Does the requested variance meet the following standard:	A
	7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>The practical difficulty is not self-created.</i>	
(4) Reasonable Amount Necessary 29.06(C)(4) Does the requested variance meet the following standard:	A
	7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>The variance is a reasonable amount necessary to mitigate the practical difficulty.</i>	

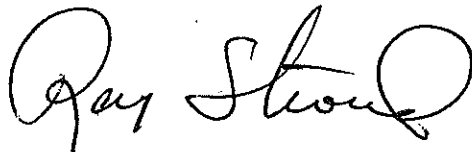
(5) Public Health, Safety, and Welfare 29.06(C)(5) Does the requested variance meet the following standard:	A 7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>Approval of the variance will not be injurious to the public health, safety, and welfare.</i>	
(6) Adjacent Properties 29.06(C)(6) Does the requested variance meet the following standard:	A 7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>Approval of the variance will not affect the use of the adjacent properties or the area in a substantially adverse manner.</i>	
(7) Intent of the Ordinance 29.06(C)(7) Does the requested variance meet the following standard:	A 7.07(3) Footnotes – 20' Local Road Setback Exceptions
<i>Approval of the variance is consistent with the intent and purpose of this Ordinance.</i>	

Dexter Township

Zoning Board of Appeals

Please accept this letter of support for the construction of a new attached garage at our neighbors at 14362 Edgewater Dr. We have reviewed construction plans and agree the addition will improve the look and feel of the neighborhood. Feel free to call us if you have any questions about our approval.

Ray Stroud

A handwritten signature in black ink, appearing to read "Ray Stroud". The signature is fluid and cursive, with a large initial "R" and a stylized "S".

734-604-9453

14361 Edgewater Dr, Greagory, MI 48137

07-04-2023

Dexter Township Board,

I AM DENNIS J. ABRAHAM I LIVE
AT 14344 EDGEWATER DR. GREGORY MI 48137. I AM
THE NEXT DOOR NEIGHBOR TO LINDA SUE HUELKE.
HER ADDRESS IS 14362 EDGEWATER DR. MISS HUELKE
HAS APPLIED FOR A VARIANCE TO BE ABLE TO ADD
ON TO HER COTTAGE. I WANT THIS LETTER TO SHOW
I SUPPORT HER IN HER BID TO GET THIS VARIANCE.
PLEASE ALLOW THIS TO GO THROUGH. THANK YOU

Dennis J. Abraham

Dexter Township

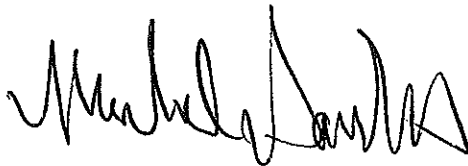
Zoning Board of Appeals

I have reviewed construction plans and agree the garage addition will be good for the neighborhood.

Please accept this letter of support for the construction of a new attached garage at my neighbors with address of 14362 Edgewater Dr.

Feel free to call me if you have any questions about my approval.

Mike Sanders

A handwritten signature in black ink, appearing to read 'Mike Sanders', with a stylized, cursive script.

313-999-3689

14323 Edgewater Dr, Greagory, MI 48137

To whom it may concern, please accept this email as our support for the construction/renovation that is proposed for our next door neighbors home owned by Sue Huelke. We have reviewed the site plans and fully agree that this addition will enhance the look and functionality of our neighborhood. This project will be a welcome upgrade to an already beautiful setting. If you have any questions about this endorsement do not hesitate to contact us. Thank you for your time..

Donna Huelke Lankerd Tim Lankerd. 14382 Edgewater
drive. Gregory, Mi 48137.

734-474-2510



SITE PLAN

1" = 20' SCALE

SITE PLAN

THE HUELKE PROJECT - 14362 EDGEWATER - DEXTER TOWNSHIP, MI

CONCEPT FOR REVIEW
MAY 24, 2023

