



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

APPLICATION FOR ZONING BOARD OF APPEALS HEARING

amendment to ZBA 2016-01

Application is being made for: Appeal Variance

Property Address: 7275 DAN HOEY RD Tax ID Number: 08-08-08 200-024

Proposed Use: DENTAL OFFICE

Applicant Name: MARK CHAMOU Phone: 734 320 1215

X Applicant Address: 3458 E. PINEVIEW

Email Address: CHAMOUDESIGN@ATT.NET Mobile Phone: 734 320 1215

X Property Owner Name: BRENT KOLB Phone: _____

X Property Owner Address: 8031 MAIN ST STE. 303 DEXTER MI

Email Address: KOLB.BRENT@GMAIL.COM Mobile Phone: 734 649 1948

Type of Improvement Proposed: NEW MONUMENT SIGN

Reason Waiver is Requested (explain practical difficulty or hardship): SEE ATTACHE + following 7.03U)F { 2-ft variance from 15' req'd setback from property line; 2 ft variance from 10' foot req'd setback from ROW + a 13' variance from 15' req'd setback from entrance drive

Application Procedure: Please check if the following information is being provided, and attach the required documents to this application. MC

Yes	No	
✓		A complete, signed application form, with application fee.
✓		A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
✓		In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
✓		In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

General Information

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the City Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

X [Signature] 3/28/2016 [Signature] 3/24/16
Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: Residential \$250 Non-Residential \$350 pd 2-18-16
Date Received: _____ Receipt # _____

Regulations (Ordinance Sections) to be waived: 7.03(1) setback from ROW & property line 15ft from primary entrance drive

Code Requirement: 15 ft from property line, 10 ft from ROW
15 ft from primary entrance drive

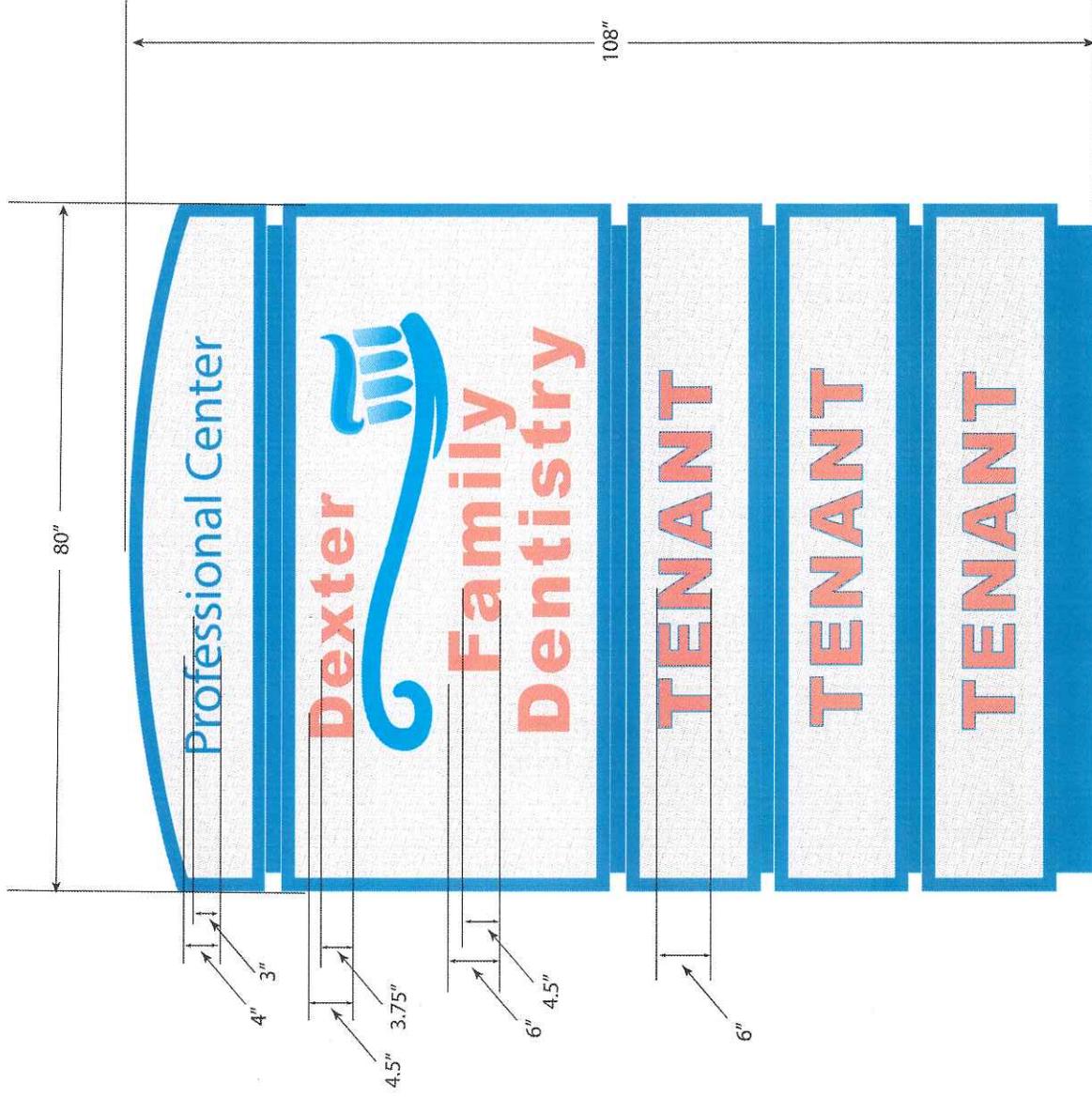
Proposal: 2 ft variance from 10 ft setback from ROW;
2 ft variance from 15 ft setback from property line

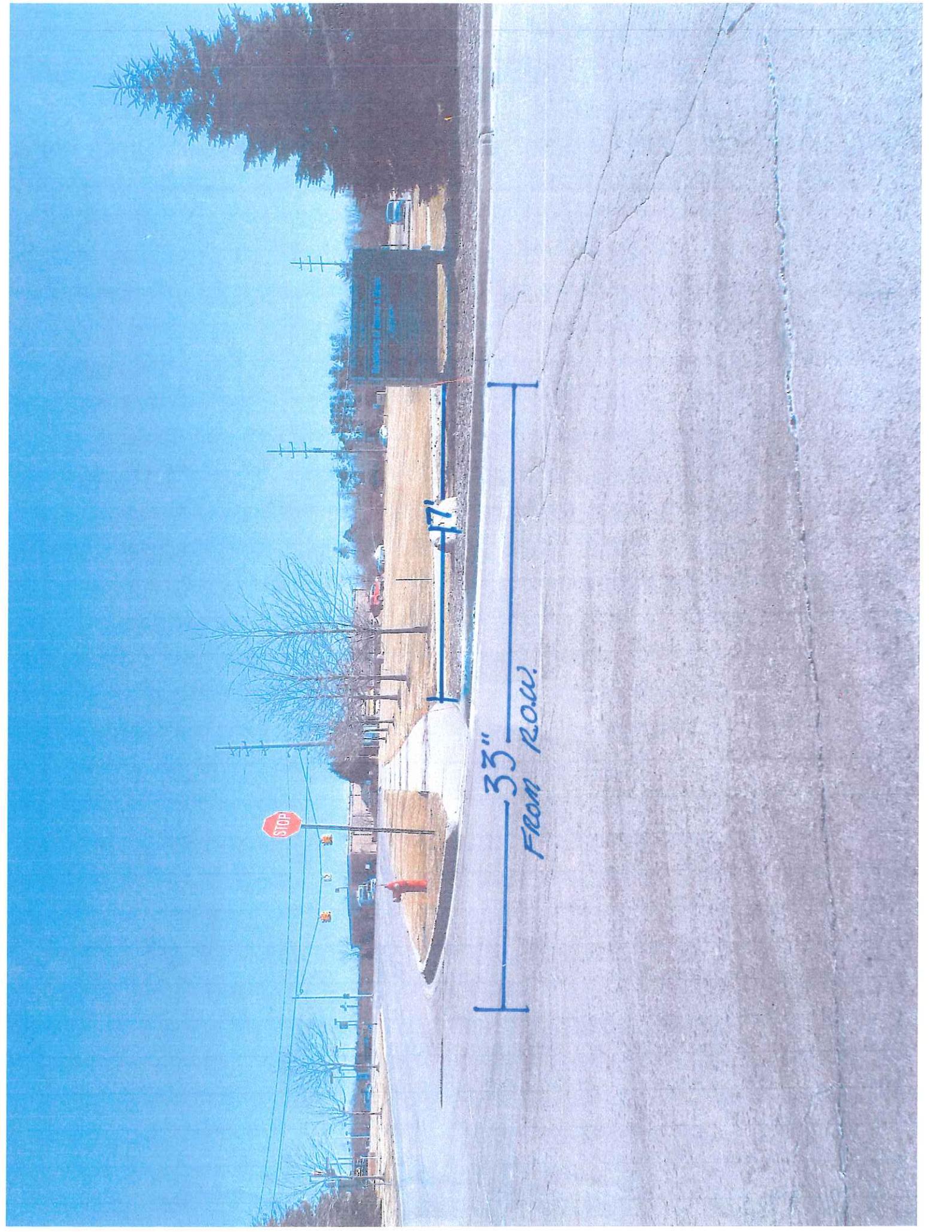
13 ft variance from 15 ft setback from primary entrance drive

Zoning Board of Appeals Action: Approved Denied Date: _____

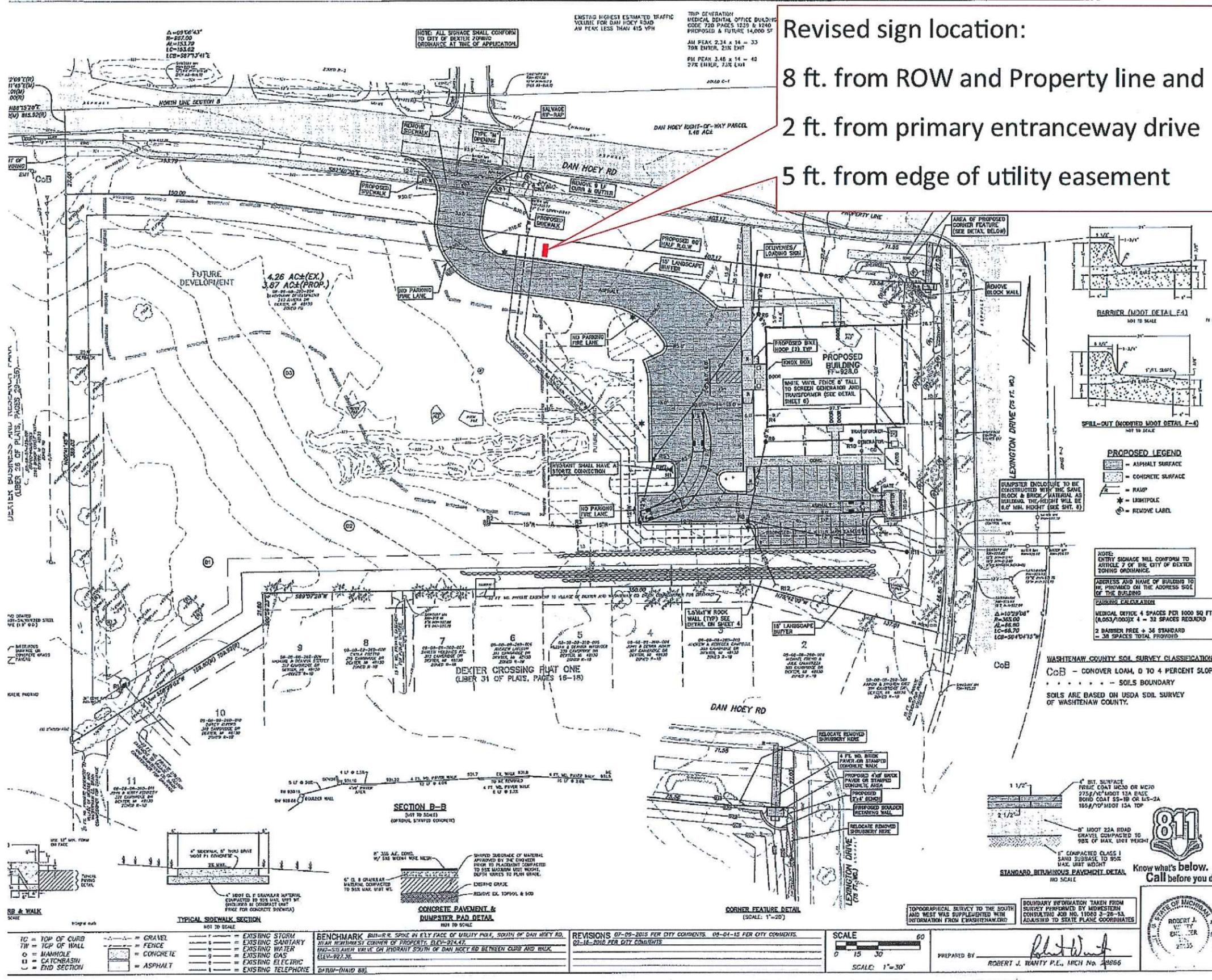
APPROVAL STAMP:

Dexter Family Dentistry





33" FROM ROW!



ENGINEERING

A.R. BROUWER COMPANY LLC
 7444 DEWEY AVENUE, ANN ARBOR, MI 48106
 48106-1500
 TEL: 734-426-9980
 WWW.ARBROUWER.COM

CLIENT
 DAN HOEY MEDICAL OFFICE BUILDING

PROJECT
 SECTION B - SOUTH RANGE 5 - EAST

DATE
 5-21-15

JOB NO.
 31074

DWG. NO.
 874-01E

FIELD BOOK
 NONE

FILE NO.
 10170

SHEET
 3