



9109 McGregor Rd.



1: 427

8/23/2021



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.



DEXTER TOWNSHIP

6880 DEXTER-PINCKNEY ROAD
DEXTER, MI 48130

TELEPHONE: 734-426-3767
FAX: 734-426-3833
WWW.DEXTERTOWNSHIP.ORG

VARIANCE APPLICATION FORM

File #: 21 -ZBA- 896
Received on:
Fee: \$
Receipt #:

(1) Applicant Information: <i>(the person(s) applying for the variance(s))</i>		(2) Owner Information: <i>(the person(s) owning the property)</i>	
a. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent for the Owner <i>(check one)</i>		a. <input checked="" type="checkbox"/> Same as Applicant <i>(check if appropriate)</i>	
b. Name(s) LORI THOMPSON		b. Name(s) <i>(if different from applicant)</i>	
c. Mailing Address 9109 MCGREGOR ROAD		c. Mailing Address <i>(if different from applicant's mailing address)</i>	
d. Phone Number 978.930.2247		d. Phone Number <i>(if different from applicant's phone number)</i>	
e. Email lori@msoules.com		e. Email <i>(if different from applicant's email)</i>	

(3) Property Information: <i>(property where the variance is being requested)</i>	
a. Physical Address <i>(city and zip code not required)</i> 9109 MCGREGOR ROAD	d. Size and nature of existing structure:
b. Parcel/Tax ID Number(s) D-04-01-481-012	
c. Zoning District <i>(circle one)</i> PL AG RC RR LR CU MHPR C-1	

(4) Application Checklist: <i>Check all of the information that is included as part of this application. Items a-e are required for all variance applications.</i>			
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 (<i>legible letter, legal or 11x17 sheets</i>). Eight (8) copies are required if the Township is not able to make reproductions (<i>larger sheets, color prints, etc</i>). 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. <i>Required for all variance applications involving a structure.</i>	<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. <i>Required for all properties located within a sewer district.</i>	<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.*

Please see attached project description.

VARIANCE APPLICATION FORM

File #: 21-ZBA-896

(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)
FRONT PORCH - SEE ATTACHED
GARAGE - SEE ATTACHED

b. The practical difficulty is due to some physical condition peculiar to the property involved. §29.06(C)(2)
FRONT PORCH - SEE ATTACHED
GARAGE - SEE ATTACHED

c. The practical difficulty is not self-created. §29.06(C)(3)
FRONT PORCH - PORCH HAS BEEN AT LOCATION FOR DECADES
GARAGE - WAS BUILT IN 1935

d. The variance is a reasonable amount necessary to mitigate the practical difficulty. §29.06(C)(4)
FRONT PORCH - SEE ATTACHED
GARAGE - SEE ATTACHED

e. Approval of the variance will not be injurious to the public health, safety, and welfare. §29.06(C)(5)
FRONT PORCH - NO, NO ONE WILL BE HARMED THIS PORCH WILL BE HEALTHIER & SAFER.
GARAGE - NO, IT WILL BE SAFER FOR ME, THE PUBLIC AND FIRE FIGHTERS

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)
NO THE FRONT PORCH VARIANCE - ADDS SAFETY TO THIS PROPERTY
GARAGE - THIS NEW GARAGE & ROOF WILL MAKE THIS PROPERTY MATCH THE ADJACENT PROPERTIES AND THEIR VALUE

g. Approval of the variance is consistent with the intent and purpose of this Ordinance. §29.06(C)(7)
YES FOR PORCH
YES FOR GARAGE

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

VARIANCE APPLICATION FORM

File #: 21 -ZBA- 896

(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.

Laci Thompson
Applicant's Signature

7/27/2021
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:

Request Approved
(List conditions- if any.)

Request Denied
(List reasons.)

Request Amended

New file # _____

Date Submitted: _____

Decision Criteria Answers: FRONT PORCH

- a. **The strict application of the terms of this Ordinance would constitute a practical difficulty:**

No, removing the rotted wood, warped metal, ripped screens, a moss-covered flat roof, leaking seams against the house, and low lying cement floor would mean that the front porch would continue to leak and ruin the remaining interior walls of the home.

- b. **The practical difficulty is due to some physical condition peculiar to the property involved.**

By not raising the cement floor with a helix system the new porch cannot be attached securely to the home and will continue to swell and contract throughout the cold and hot days. By not changing from a flat roof covered in moss to a gable roof, where the water, leaves and branches will roll off into gutters and spouts the moss will continue to grow and the roof will continue to leak.

- c. **The practical difficulty is not self-created.**

This porch has been here for decades before I moved in.

- d. **The variance is a reasonable amount necessary to mitigate the practical difficulty.**

The front porch will remain in the exact same distance and location to the lake and distance from adjacent properties. Changing the cement floor and attaching a gable roof will not interfere with adjacent properties.

- e. **The approval of the variance will not be injurious to the public, health, safety and welfare.**

No, no one will be harmed in any way. This variance will make this porch healthier and safer.

- f. **Approval of the variance will not affect the use or value of the adjacent properties or the area in a substantially adverse manner.**

No, This Variance only affects the safety of this property.

Decision Criteria Answers: GARAGE AND ROOF

- a. **The strict application of the terms of this Ordinance would constitute a practical difficulty:**

9109 McGregor Road is unique because it does not have an attached garage to the front of the house, as the adjacent properties do. Zoning Ordinance standards have changed since the adjacent properties installed their attached garages. This improvement will ensure that 9109 McGregor Road will have the same features as the other properties in the neighborhood, and no longer be unique.

- b. **The practical difficulty is due to some physical condition peculiar to the property involved.**

9109 McGregor Road was built in 1935 and had a detached garage, that is 1 ½ feet from Russell Road. The area is now used as an office and storage. The door is not wide enough for a twentieth century car. Nor is the ceiling high enough to accommodate the appropriate height distance for electrical work to be above an automobile. The circuit panel for the entire home is in the current structure.

- c. **The practical difficulty is not self-created.**

The old garage and roof were built in 1935.

- d. **The variance is a reasonable amount necessary to mitigate the practical difficulty.**

The new garage and roof will indeed mitigate the practical difficulty and be a safer solution. It will be located five feet from Russell Road. The roof will remove five different slopes from the current one, that leaked and eliminate mold build up. The roof will have the appropriate height, insulation and fire retardant that is used in today's roofing systems.

- e. **The approval of the variance will not be injurious to the public, health, safety and welfare.**

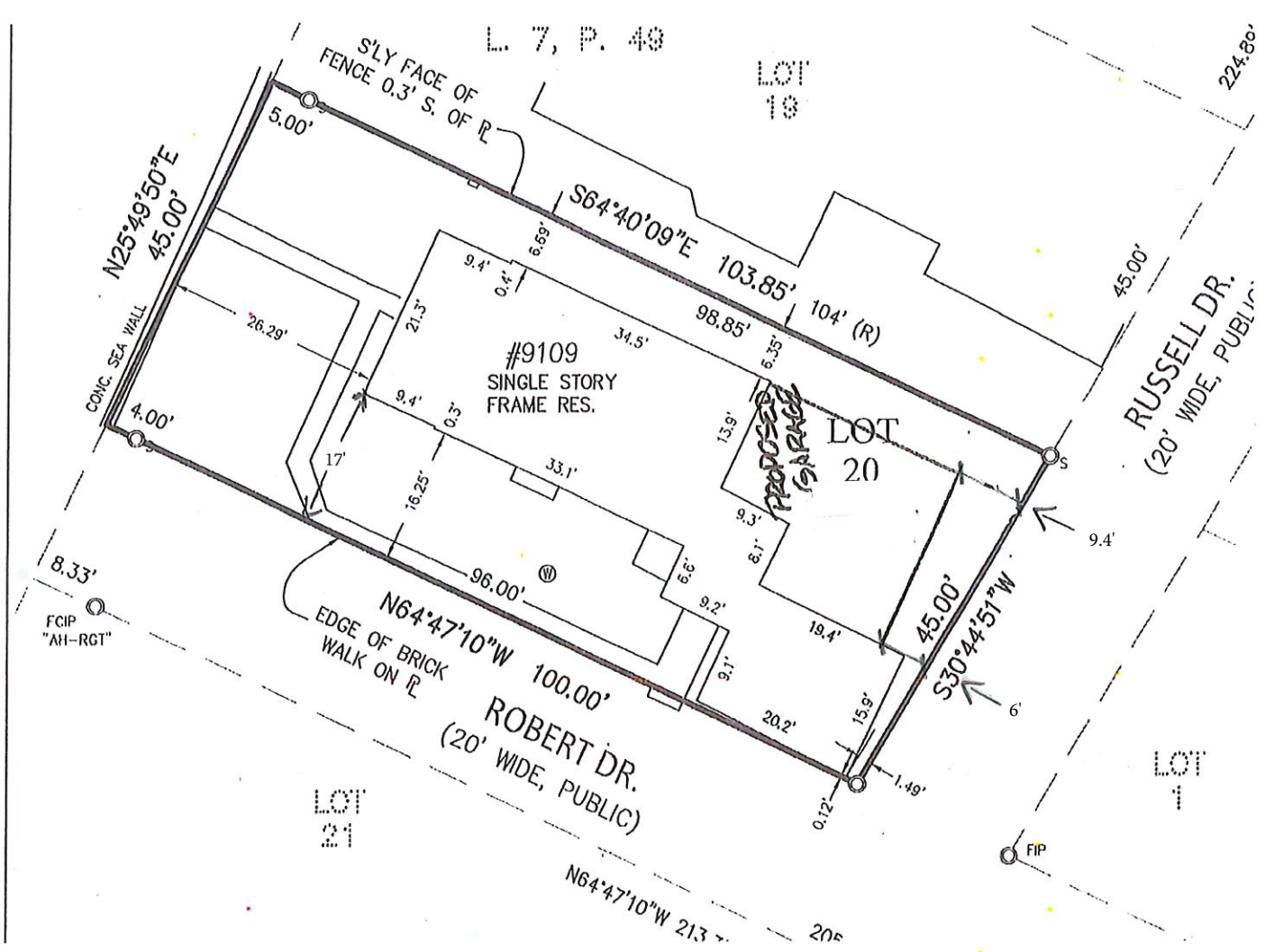
No, it will be safer for me, the public, and our firefighters.

- f. **Approval of the variance will not affect the use or value of the adjacent properties or the area in a substantially adverse manner.**

No, this garage and new roof will make 9109 McGregor finally match the adjacent properties and their values.

- g. **Approval of the variance is consistent with the intent and purpose of this Ordinance.** Yes!

g. Approval of the variance is consistent with the intent and purpose of this Ordinance. Yes!

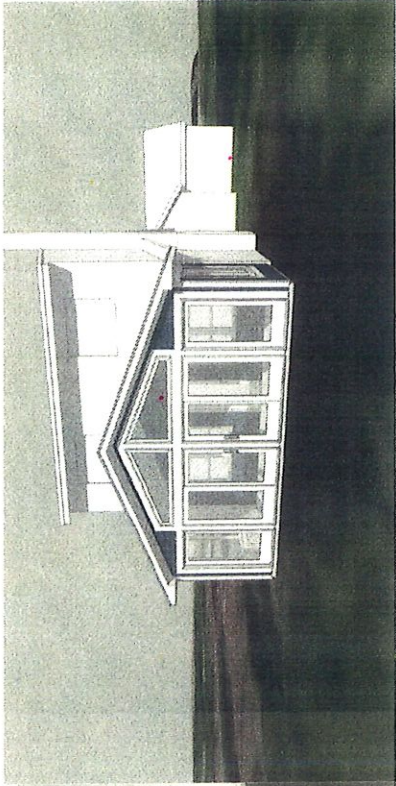


PBLWSA Service Certification

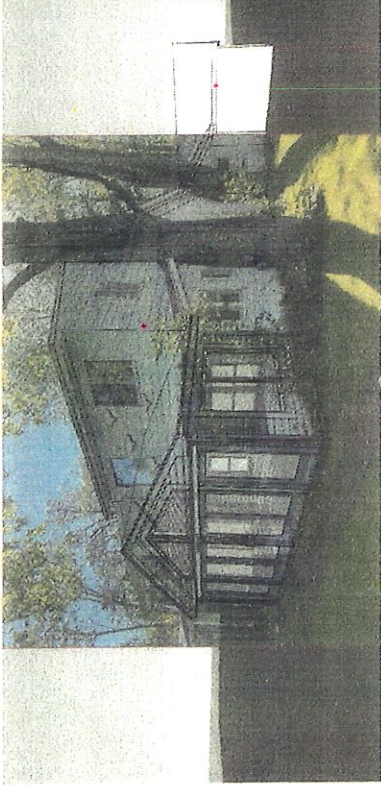
This parcel has an existing PBLWSA sewer connection and this site plan does not indicate an encroachment of a PBLWSA easement(s).

Date: 7/26/21

[Signature]
Superintendent



DESIGN OF NEW CONSTRUCTION



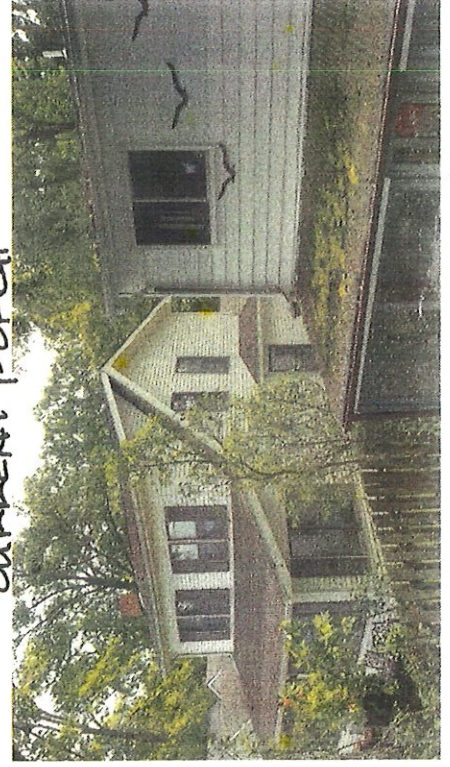
3D IMAGE OF DESIGN OVER CURRENT CONSTRUCTION



MOLD ON LEAKING ROOF



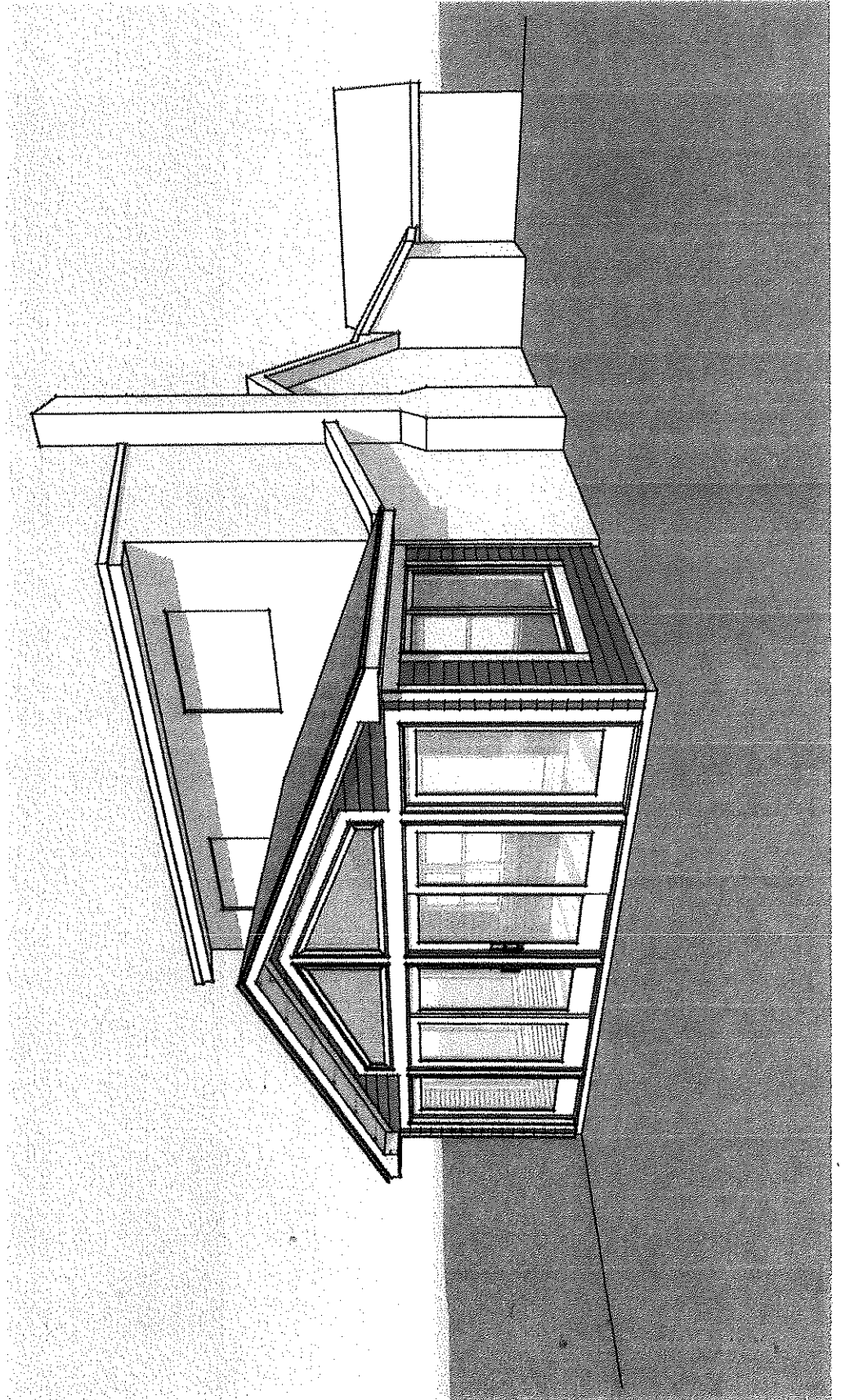
CURRENT PORCH



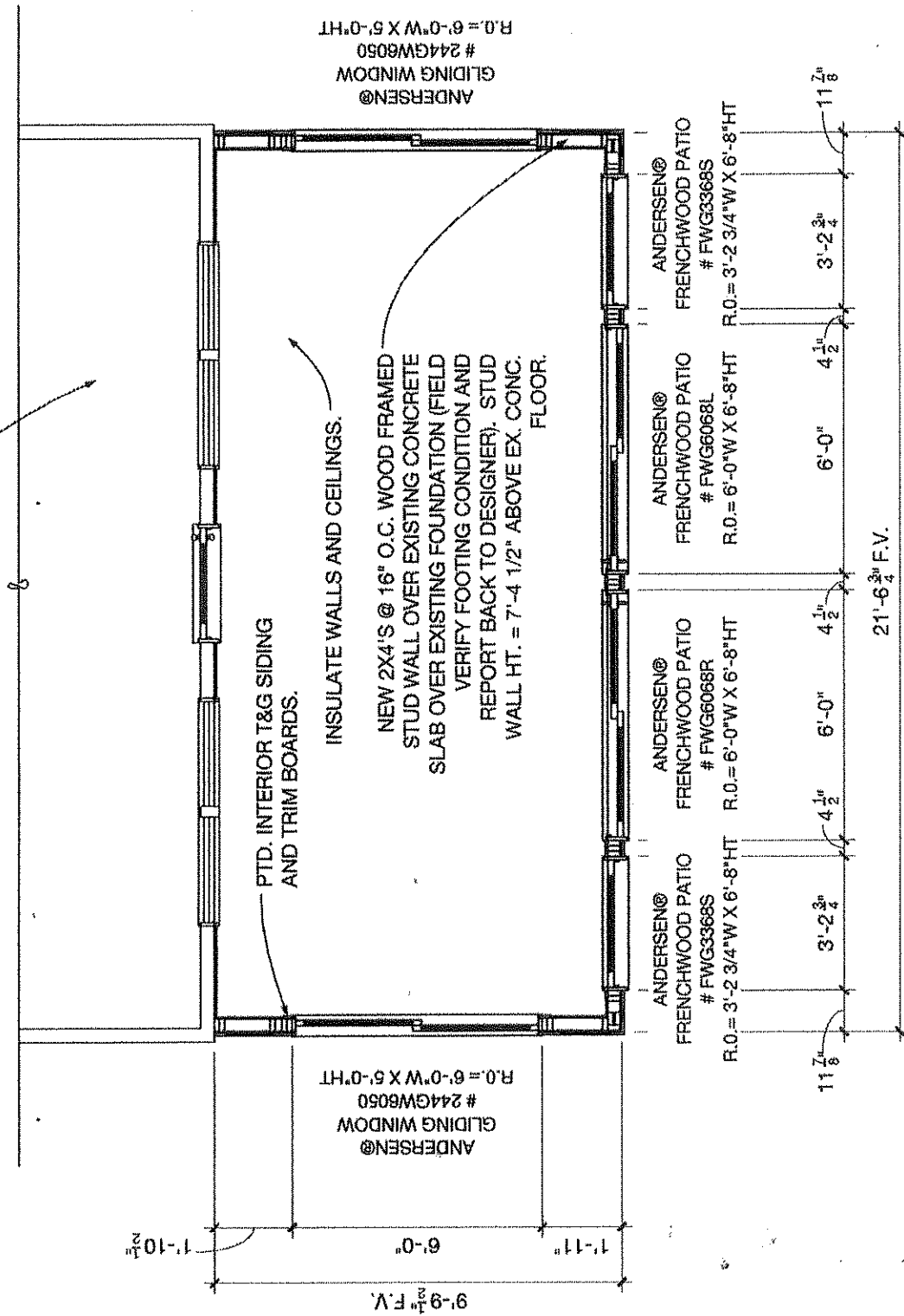
FRONT PORCH ADJACENT TO NEIGHBOR

9109 MCGREGOR RD.
PINCKNEY, MI 48169

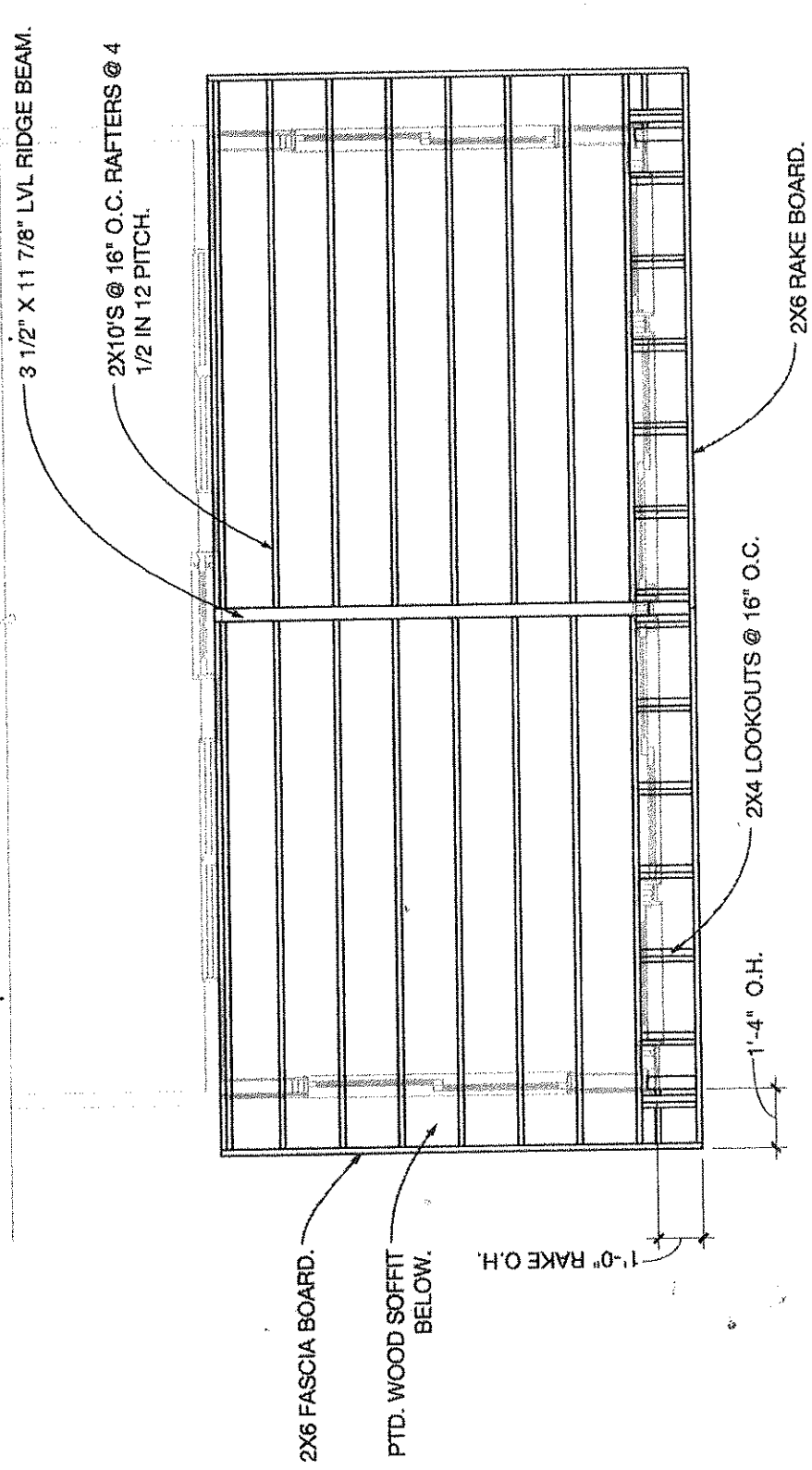
PORCH RENOVATION



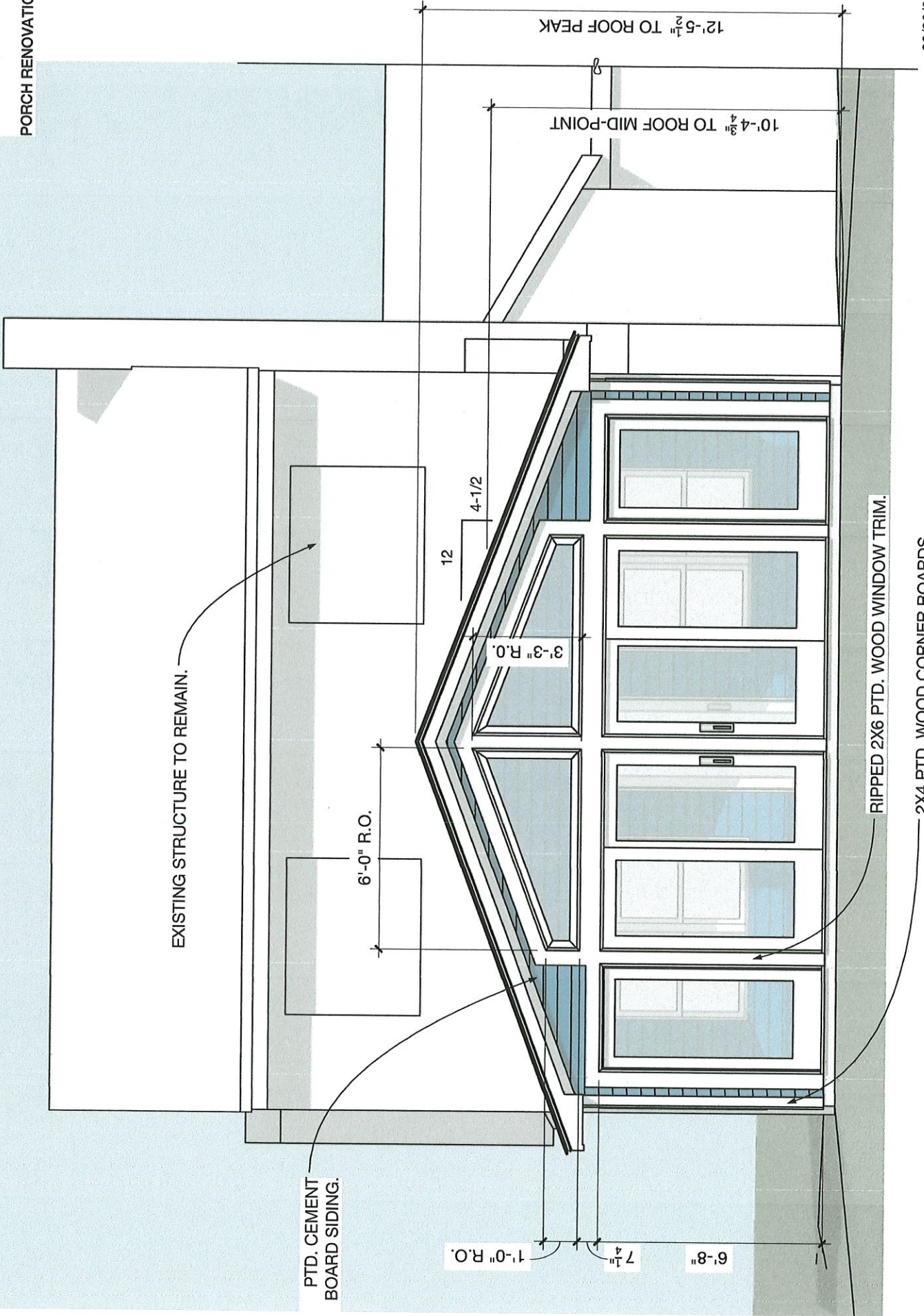
EXISTING STRUCTURE TO REMAIN.



9109 MCGREGOR RD.
PINCKNEY, MI 48169
PORCH RENOVATION



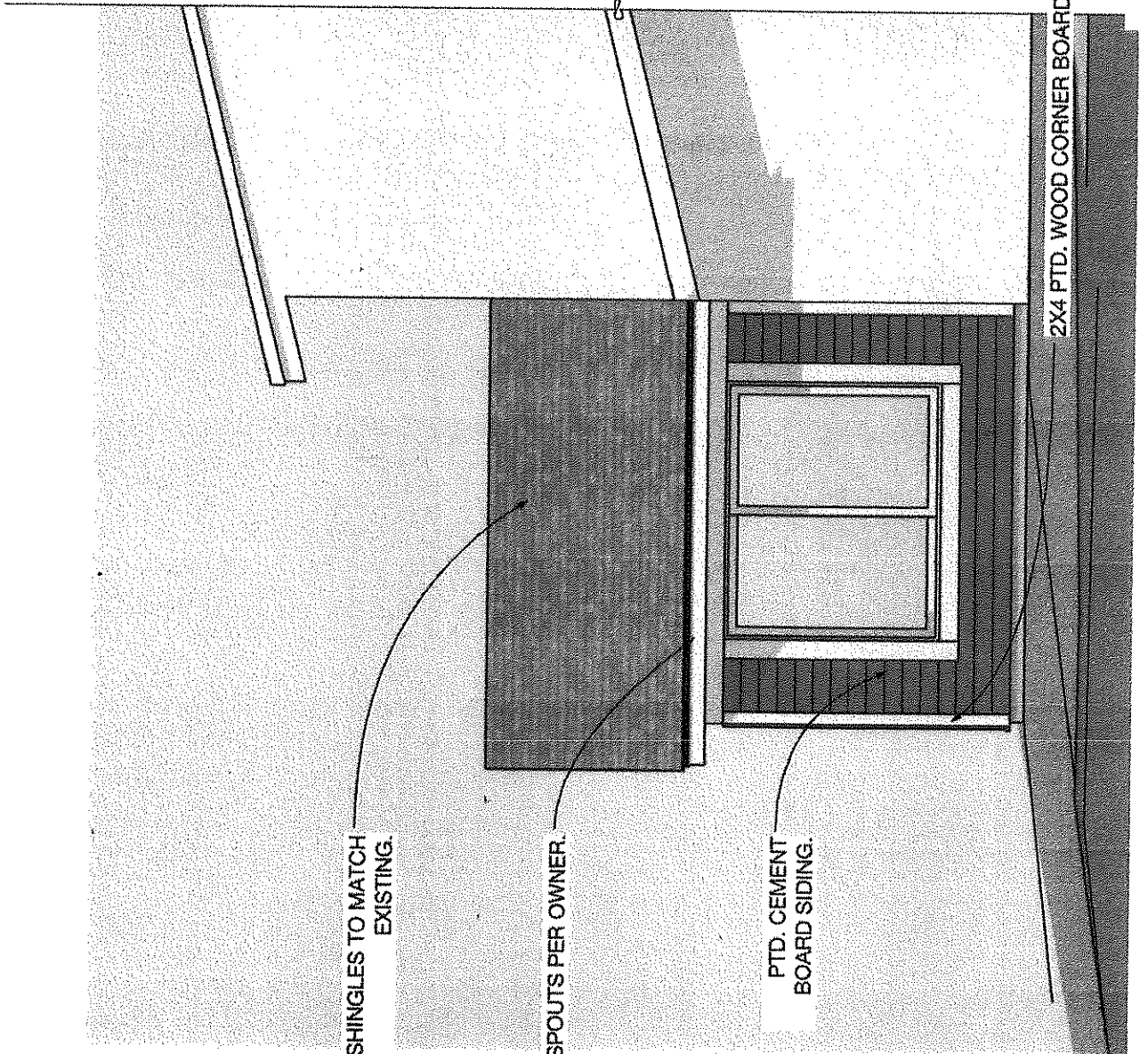
9109 MCGREGOR RD.
PINCKNEY, MI 48169
PORCH RENOVATION



06/20/21

WEST ELEVATION

9109 MCGREGOR RD.
PINCKNEY, MI 48169
PORCH RENOVATION

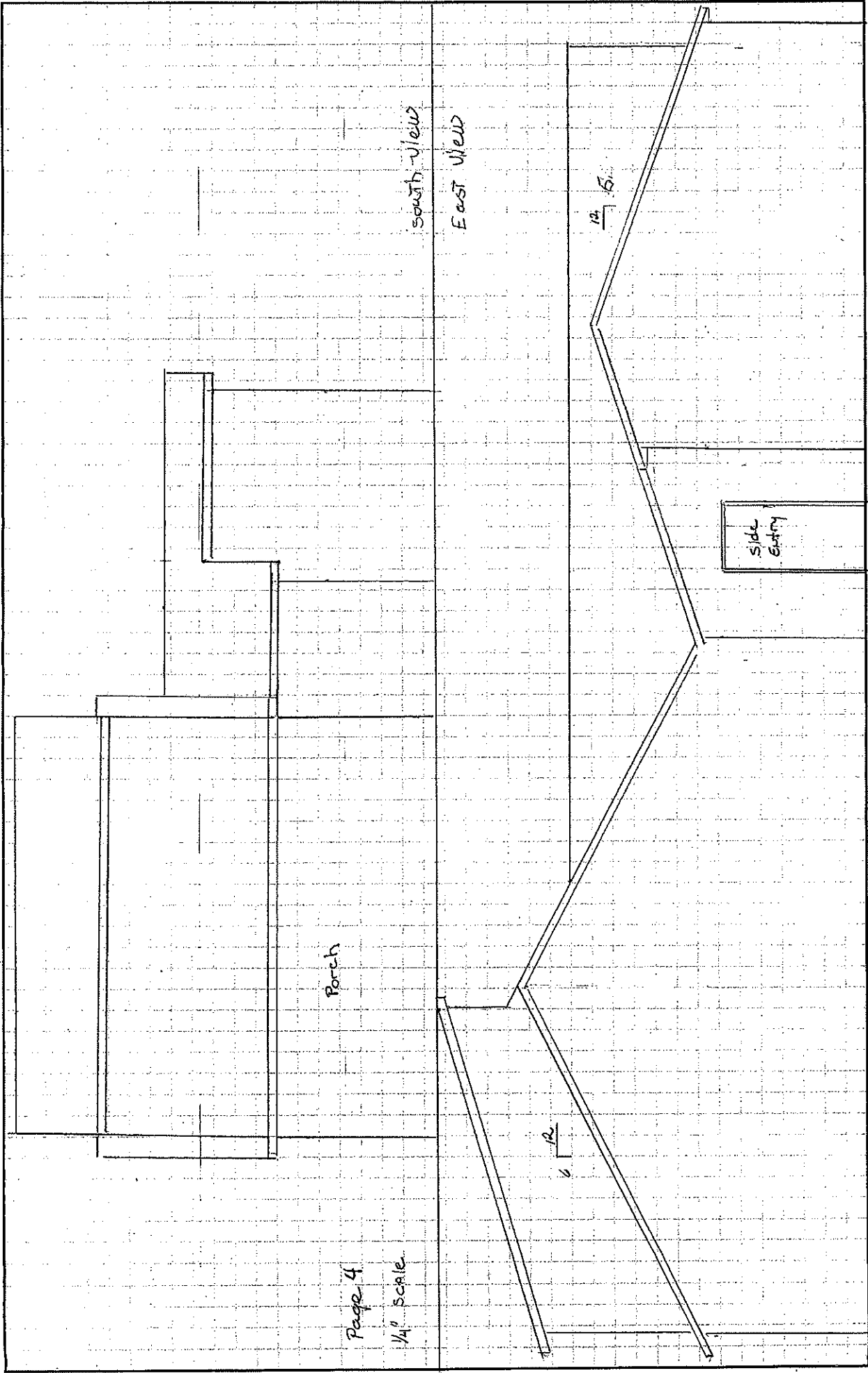


NEW ASPHALT SHINGLES TO MATCH
EXISTING.

GUTTER AND DOWNSPOUTS PER OWNER.

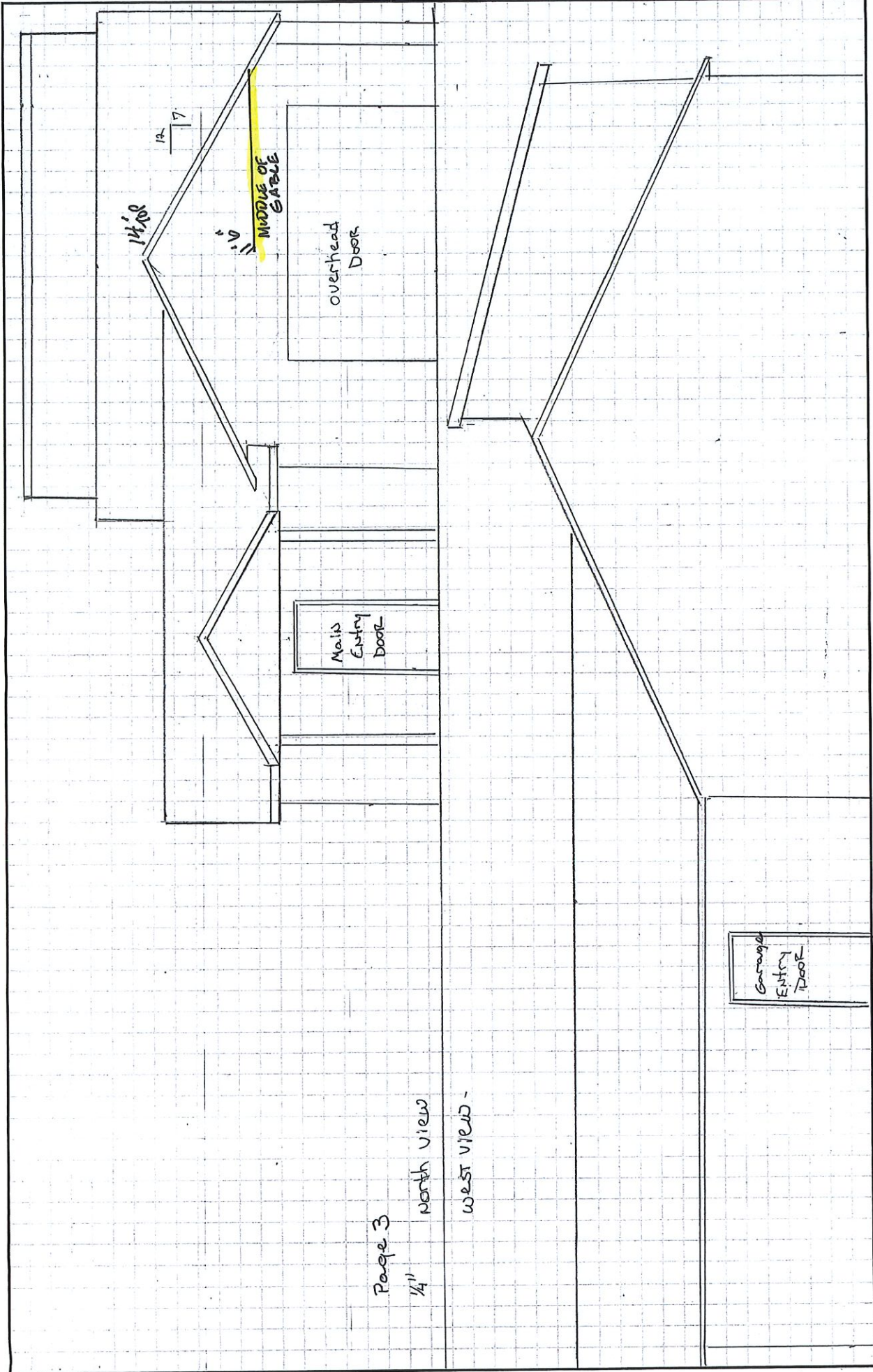
PTD. CEMENT
BOARD SIDING.

2X4 PTD. WOOD CORNER BOARDS.



Page 4

1/4" SCALE

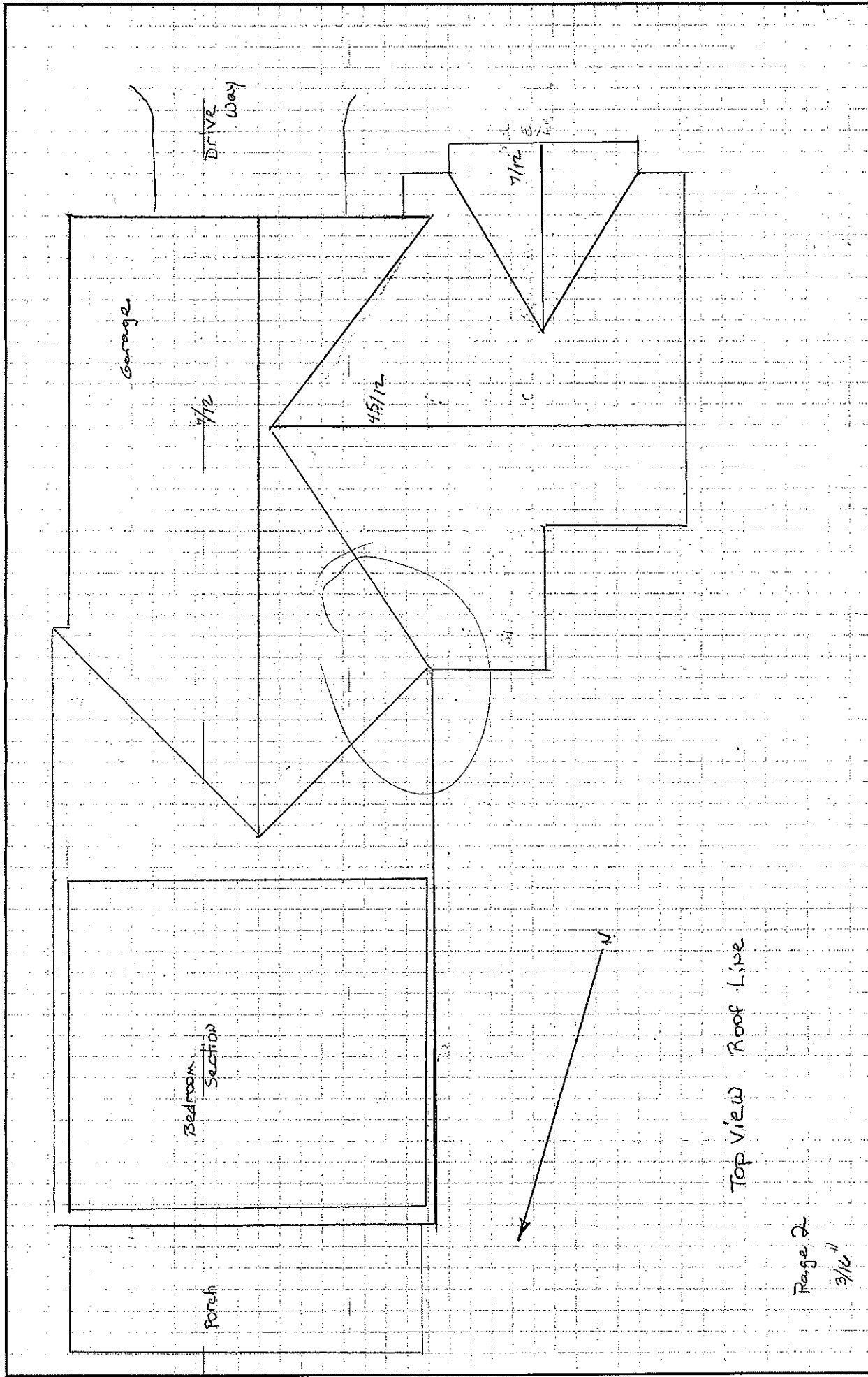


Page 3

1/4"

North View

West View

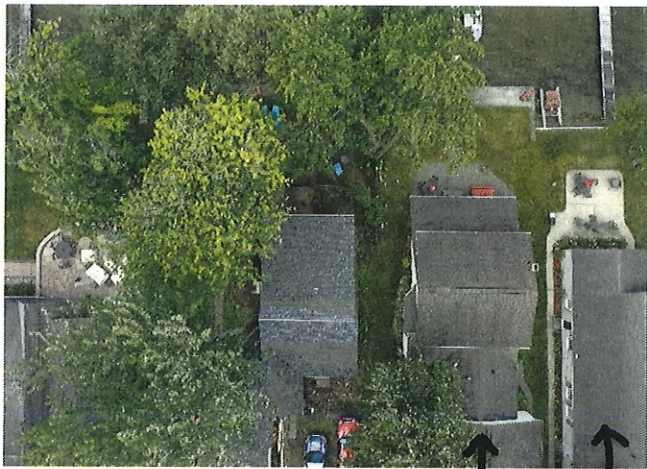


Top View Roof Line

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AREA FOR PROPOSED GARAGE



ADJACENT PROPERTIES GARAGES



AREA FOR PROPOSED GARAGE ONE FOOT SHORTER

Patrick M. Wendt
9105 McGregor Rd.
Pinckney, MI 48160
248-921-4178

July 13, 2021

I do not object to Lori Thompson at 9109 McGregor Road having a garage.



PATRICK WENDT

July 19, 2021

To the Dexter Township Zoning Board:

This letter is regarding the building of a single car garage on the property at 9109 McGregor Rd. owned by Lori Thompson.

We understand the current Dexter Township rules dictate that the garage be within 25 ft from Russell Rd, therefore the property owner is applying for a variance.

We have no objection to Ms. Thompson building the garage and or applying for and obtaining any necessary variances to do so.

Sincerely,

Rachel Bender

ROD DITTMAR
Rod Dittmar

Rachel Bender and Rod Dittmar property owners at 9115 McGregor Rd, Pinckney MI 48169

July 13, 2021

I do not object to Lori Thompson at 9109 McGregor Road having a garage.



7/17/21

Kent Kroach

July 13, 2021

I do not object to Lori Thompson at 9109 McGregor Road having a garage.


Helen L. Karns

July 13, 2021

I do not object to Lori Thompson at 9109 McGregor Road having a garage.



Thomas M. Curran



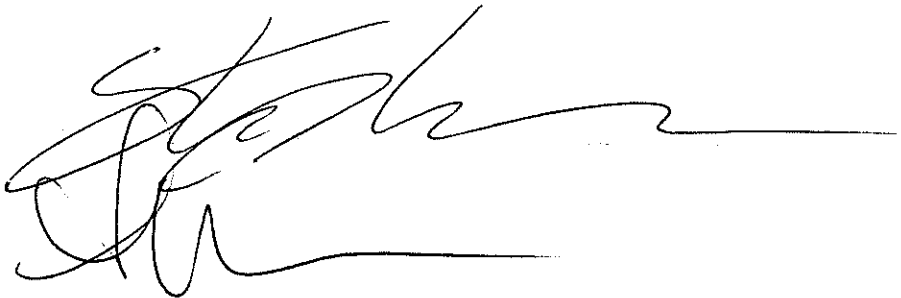
Cathie A. Curran

July 13, 2021

I do not object to Lori Thompson at 9109 McGregor Road having a garage.

Stephen & Amy Goble
9108 McGregor Rd

734-732-0760

A handwritten signature in black ink, appearing to read "Stephen Goble", with a long horizontal flourish extending to the right.

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 waterbody setback of 26 feet rather than the 50 feet required.*
- b) Reduced Front setback of 17 feet (Robert Dr.) rather than the 25 feet required.*
- c) Reduced Front setback of 6 feet (Russell Dr.) 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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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 Waterbody Setback	7.02 Front Setback (Robert Dr)	7.02 Front Setback (Russell Dr)		
<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>