

**PROPOSED RESOLUTION
OPTION 3 - DENIAL OF VARIANCE**

BE IT RESOLVED that the Pinckney Board of Zoning Appeals hereby finds, with respect to the request for a variance by Todd Lekander on behalf of PINCKNEY M36 LLC, of 627 Dearborn, Howell, MI 48843, from the Zoning Ordinance of the Village of Pinckney, being Pinckney Code of Ordinances §§152.281(D), *SETBACKS*, and §152.331, *LANDSCAPING ADJACENT TO ROADS*, for the property located at 75 Dexter Road, Pinckney, MI 48169, and legally described as:

14-23-400-013 SEC 23 T1N R4E VILLAGE OF PINCKNEY UNPLATTED LAND
COMM S 1/4 COR TH N 1314.85 FT TO POB. TH N88°E 288.92 FT TH N86°E
69.94 FT TH S01°W 243.14 FT TH S89°E 61.41 FT TH S 210.26 FT TH S63°W
470.38 FT TH N 647.86 FT TO POB. REDESCRIBED BY SURVEY 9-99,

as follows:

1. That the setbacks and landscape area width variances requested are not necessary because the lot is not unique and is condition of other properties in the area.
2. That the granting of the variance could unduly burden adjacent property.
3. That the granting of the variances would result in a new non-conforming parking area contrary to the intent of the Zoning Ordinance.
4. That the parcel may be used in full conformity with the Zoning Ordinance without variances.
5. That the Applicant has failed to establish the required practical difficulties to be granted a variance.
6. That the granting of the variance would be injurious to the public welfare and the property in the area and would not be consistent with the general purposes of the Pinckney Zoning Ordinance.

BE IT FURTHER RESOLVED, that based on the aforementioned findings, Petitioner's request for the rear yard setback variance is hereby denied.