



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
FEBRUARY 14, 2018 6:30 pm



1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, January 10, 2018
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 17-10-11-1 (DITTY), 6143 COTTAGE DRIVE, HASLETT, MI, 48840

DESCRIPTION: 6143 Cottage Drive
TAX PARCEL: 02-401-009
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

The applicant is requesting a variance from the following section of the Code of Ordinances:

Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than 20 feet from the street line.

The applicant is requesting to construct a 552 square foot attached garage in the front yard setback.

B. ZBA CASE NO. 18-02-14-1 (COMPARONI), 2569 KOALA DRIVE, EAST LANSING, MI, 48823

DESCRIPTION: 2569 Koala Drive
TAX PARCEL: 17-280-015
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

Section 86-373(e)(5)(c), Rear yard. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.

Section 86-373(e)(4), Maximum lot coverage. All buildings including accessory buildings shall not cover more than 30% of the total lot area.

The applicant is requesting to construct a 230 square foot building addition with the closest point being 1 foot from the rear property line.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Kenneth Lane

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY
meridian.mi.us

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, JANUARY 10, 2018**

PRESENT: Members Jackson, Ohlrogge, Rios, Lane, Chair Beauchine

ABSENT: None

STAFF: Mark Kieselbach, Director of Community Planning and Development, and Keith Chapman, Assistant Planner

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER JACKSON MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, October 25, 2017

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES OF WEDNESDAY October 25, 2017 AS WRITTEN.

SECONDED BY MEMBER RIOS.

VOICE VOTE: Motion carried unanimously.

D. COMMUNICATIONS

Chair Beauchine recommended addressing the communications per case.

Chair Beauchine addressed the cancellation of the December 10, 2017 Zoning Board of Appeals (ZBA) meeting, due to a storm. He apologized to those who came for the meeting to find the Township was closed. He hopes for better communication from the Township and HOMTV in the future.

E. UNFINISHED BUSINESS

None.

F. NEW BUSINESS

1. ZBA CASE NO. 17-10-25-1(BARTOW), 6154 WEST LONGVIEW DRIVE, EAST LANSING, MI, 48823

DESCRIPTION: 6200 Columbia Street and a vacant parcel (Tax I.D. #03-403-007)

PARCEL NUMBER: 03-403-001 & 403

ZONING DISTRICT: RB (Single Family, High Density). Lake Lansing Overlay

The applicant is requesting to create two new lots that are under the minimum lot width of 65 feet at 6200 Columbia Street and a vacant parcel (Parcel #03-403-007).

Assistant Planner Chapman stated the Zoning Board of Appeals (ZBA) would need to approve rehearing the case. If the ZBA does approve to rehear the case the variance would be from Section 86-374 (d)(2), minimum interior lot width of 65 feet.

Chair Beauchine requested Assistant Planner Chapman to outline the case in order for the ZBA, and the public to understand any changes that have been made from the original request.

Assistant Planner Chapman stated the applicant was requesting a variance to reconfigure the lot widths of two parcels that are under the minimum lot width of 65 feet. The proposal would create two lots, with 58.09 feet and 57.81 feet of lot width. The applicant is requesting variances of 6.91 feet and 7.19 feet.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the ZBA.

Tomas Brown, representative for the applicant, 3695 Okemos Road, stated originally when the request was presented, it was to create 3 lots but is now to create two lots. He indicated several communications had been submitted in favor of the change. He stated the new construction would present no obstruction to the view or road safety. He added the buildings will meet setback requirements.

Member Ohlrogge commented the new plan from 3 lots to 2 lots present a change in the request.

MEMBER OHLROGGE MOVED TO REHEAR THE CASE

SECONDED BY MEMBER ROIS

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Rios, Jackson, Lane, and Chair Beauchine.

NO: None

Motion carried unanimously.

Chair Beauchine opened the floor for public remarks.

Catherine Ferguson, 6177 Foster Drive, Haslett, stated she is opposed to the request and although her property is not directly affected, her concern is the density which would affect the quality of life. She added if the variance was granted, it could affect the Lake Lansing watershed management.

Tony Schmidt, 6200 West Reynolds, Haslett, stated he opposes the request for 2 lots and 2 houses, but would not oppose a larger house and garage on the property.

Chair Beauchine summarized the communications received:

- Lane & Charlotte McFarland, 6196 Columbia Street, Haslett, in support of the request.
- Lisa Hanskenecht, 6178 Columbia Lane, Haslett, in support of the request.

- Don Winchell, 6203 Columbia Street, Haslett, prefers one larger home, but in support of the request, with conditions.
- Deborah Quick, 6171 Columbia Street, in support of the request with conditions.

Chair Beauchine closed public remarks.

Member Jackson asked Assistant Planner Chapman in the Lake Lansing Overlay District is the minimum lot width 35 feet.

Assistant Planner Chapman replied if the lot was created prior to 1960 then 35 feet was the minimum, but for the subject property 2 lots were combined. The 35 feet per lot was not applicable.

Chair Beauchine stated due to the original lot sizes it was difficult to build houses that could meet the zoning restrictions. The Lake Lansing Overlay District was created to allow smaller lots to be used for new construction.

MEMBER RIOS MOVED TO APPROVE THE VARIANCE AS REQUESTED.

SECONDED BY THE CHAIR BEAUCHINE.

Member Jackson asked if the curve of Columbia Street affects the frontage of the lots.

Assistant Planner Chapman stated lots are measured different because of the curve. Lot width is measured from the setback at the front property line.

Member Lane asked staff what was the width of lot 11.

Assistant Planner Chapman commented the lot was just over the 35 feet.

Member Lane replied in essence the request is to move the property line in order to make the larger lot smaller and smaller lot larger.

Chair Beauchine added the current minimum lot width is 65 feet. The proposed lot division result in an approximately 58 feet lot width for both lots, with approximately variance of 7 feet request per lot.

Member Lane stated with one lot being larger than other lots in the area and the other lot smaller than lots in the area, and both with frontage on a curve creates unique circumstances which are peculiar to the subject property. He added adjusting the lot sizes makes them more consistent with land in the same area, and meets review criteria one (Section 86-221 of the Zoning Ordinance).

Member Jackson read review criteria five, which reads granting the variance is the minimum action that will make possible the use of the land. She stated it would make both lots fairly equal in size.

Member Ohlrogge read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general

regulation for such conditions practicable. She asked if other properties on Lake Lansing asked for a variance would it become recurrent in nature.

Director Kieselbach stated the request for the subject property is not recurrent in nature as to set a new standard. The variance for lot width is due to a proposed land division. He added the Lake Lansing Overlay District was created to reduce the standards from the typical RB lot of 8,000 square feet and 65 feet of frontage to accommodate lots which do not meet those requirements.

Member Ohlrogge stated the larger of the 2 lots is buildable and the smaller lot is buildable but with difficulty even though it is the original size from when it was platted.

Chair Beauchine stated lot 11 is not a usable lot because it is so narrow. He asked staff what was the size of lot 11.

Assistant Planner Chapman replied lot 11 is 8040 square feet in area.

Chair Beauchine commented lot 11 meets the over square foot dimension but possibility could meet the other setbacks which are required to make it a buildable lot.

ROLL CALL VOTE: YES: Members Rios, Jackson, Chair Beauchine
NO: Members, Ohlrogge, Lane
Motion approved 3:2

- 2. ZBA CASE NO. 17-12-13-1 (LANSING MART ASSOCIATES, LLC) 31500 NORTHEASTERN HIGHWAY SUITE 100, FARMINGTON HILLS, MI 48334**
DESCRIPTION: 2020 West Grand River Avenue
TAX PARCEL: 21-226-008
ZONING DISTRICT: C-3 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-618 (2), Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting to increase the height of the front façade of a nonconforming building at 2020 West Grand River Avenue.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Gary Cooper, Cooper Consulting, representative for the applicant Gary Gershenson, 1975 Cragin Dr. Bloomfield Hills, Mi. 48302, stated the subject property has been owned by Mr. Gershenson since the building was constructed in the 70's for a KMart. He explained the plan was to reconstruct the building façade. He added the sign panel would slightly increase the height of the building for greater visibility from Grand River Avenue.

Chair Beauchine opened the floor for public remarks seeing none, closed public remarks.

Member Ohlrogge asked Mr. Cooper if he was aware of the ordinances which cover signage.

Mr. Cooper replied, yes and the plans are within the requirements of the ordinances.

Chair Beauchine remarked the façade changes make it a much safer site for the public. He asked staff about an ordinance in regards to signage above the roof line of a structure, and had the ordinance been changed.

Director Kieselbach replied that section of the ordinance had been removed.

Chair Beauchine reminded the ZBA the request was to allow the applicant to increase the height of a nonconforming building.

Member Lane stated the building sits a distance back from Grand River Avenue and the need for larger signage to be seen from Grand River Avenue creates a unique circumstance which is peculiar to the subject property.

MEMBER RIOS MOVED TO APPROVE THE VARIANCE AS REQUESTED.

SECONDED BY MEMBER JACKSON.

Member Ohlrogge read the review criteria one (Section 860-221 of the Zoning Ordinance) which states unique circumstances exist that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district. She stated she agreed it was the location of the building from Grand River Avenue that created the unique circumstance.

Member Ohlrogge read review criteria two, which states these special circumstances are not self-created. She agreed with criteria two.

Member Ohlrogge read review criteria three, which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. She commented without appropriate signage you could not see the building from Grand River Avenue.

Member Ohlrogge read review criteria four, which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. She added it is important the public is able to find the business location and proper signage helps.

Member Ohlrogge read review criteria five, which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She stated how public safety plays a significant role and granting the request would provide substantial justice to businesses located in the building.

Member Ohlrogge read review criteria six, which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She stated the proposed plan would bring balance to the façade.

Member Ohlrogge read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She agreed the request would not be recurrent.

Member Ohlrogge read review criteria eight, which states granting the variance will be generally consistent with public interest, the purposes and intent of this Chapter. She agreed the request would be in the public interest.

ROLL CALL VOTE: YES: Members, Ohlrogge, Rios, Jackson, Lane and Chair Beauchine.

NO: None

Motion carried unanimously.

3. ZBA CASE NO. 18-01-10-1 (CARLIN), 1593 MAIDEN LAKE, OKEMOS 48864.

DESCRIPTION: 1841 Newman Road

TAX PARCEL: 02-177-006

ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-618 (2), Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting a variance to add a 116 square foot addition to the front façade for a vestibule and waiting area of a nonconforming building.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Brian Carlin, applicant, 1593 Maiden Lane, Okemos, stated he is planning to move his dentist office to 1841 Newman Road.

Paul Barbour, architect for the project, 9617 Columbia Highway, Eaton Rapids 48827, stated the plan was to modernize the exterior of the building. An addition is proposed to a recessed portion of the building, approximately 4 feet wide, located on the north and east side of the building. The recessed area is an L-shape, which does not extend beyond the footprint of building. He added the change is about 4% of current building size and does not affect the required side yard setback.

Chair Beauchine opened the floor for public remarks seeing none, closed public remarks.

Member Ohlrogge read the review criteria one from (Section 860-221) of the Zoning Ordinance, which states unique circumstances exist that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district.

She stated the side yard setback was changed after the building was built and does not affect the setback for the addition.

Member Ohlrogge read review criteria two, which states these special circumstances are not self-created. She agreed with review criteria two.

Member Ohlrogge read review criteria three, which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. She replied the addition makes sense and provides safety for the public.

Member Ohlrogge read review criteria four, which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. She commented the addition fits within review criteria four.

Member Ohlrogge read review criteria five, which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She said the size of the addition was the minimum action necessary.

Member Ohlrogge read review criteria six, which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She replied the addition will improve and upgrade the building.

Member Ohlrogge read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She agreed the request would not be recurrent.

Member Ohlrogge read review criteria eight, which states granting the variance will be generally consistent with public interest, the purposes and intent of this Chapter. She agreed with criteria eight.

MEMBER RIOS MOVED TO APPROVE THE REQUEST.

SECONDED MEMBER JACKSON.

Member Jackson stated the addition is a way of updating the building so it can continue to be used in an effective manner.

Chair Beauchine added the addition is on the opposite side of building from the nonconforming side yard.

ROLL CALL VOTE: YES: Members, Ohlrogge, Rios, Jackson, Lane and Chair Beauchine.
NO: None
Motion carried unanimously.

G. OTHER BUSINESS

None.

H. PUBLIC REMARKS

None.

I. BOARD MEMBER COMMENTS

Chair Beauchine announced the need for individuals as an alternate or full-time member on the Zoning Board of Appeals. Applications for public service are available on the Township website or in the Administrative offices of Meridian Township. For questions about public service, contact Director Kieselbach, Community Planning and Development. He congratulated Member Stivers on her move to serve on the Planning Commission.

Member Jackson shared her experience on the Planning Commission. She encouraged interested individuals to please submit an application as training is available.

J. ADJOURNMENT

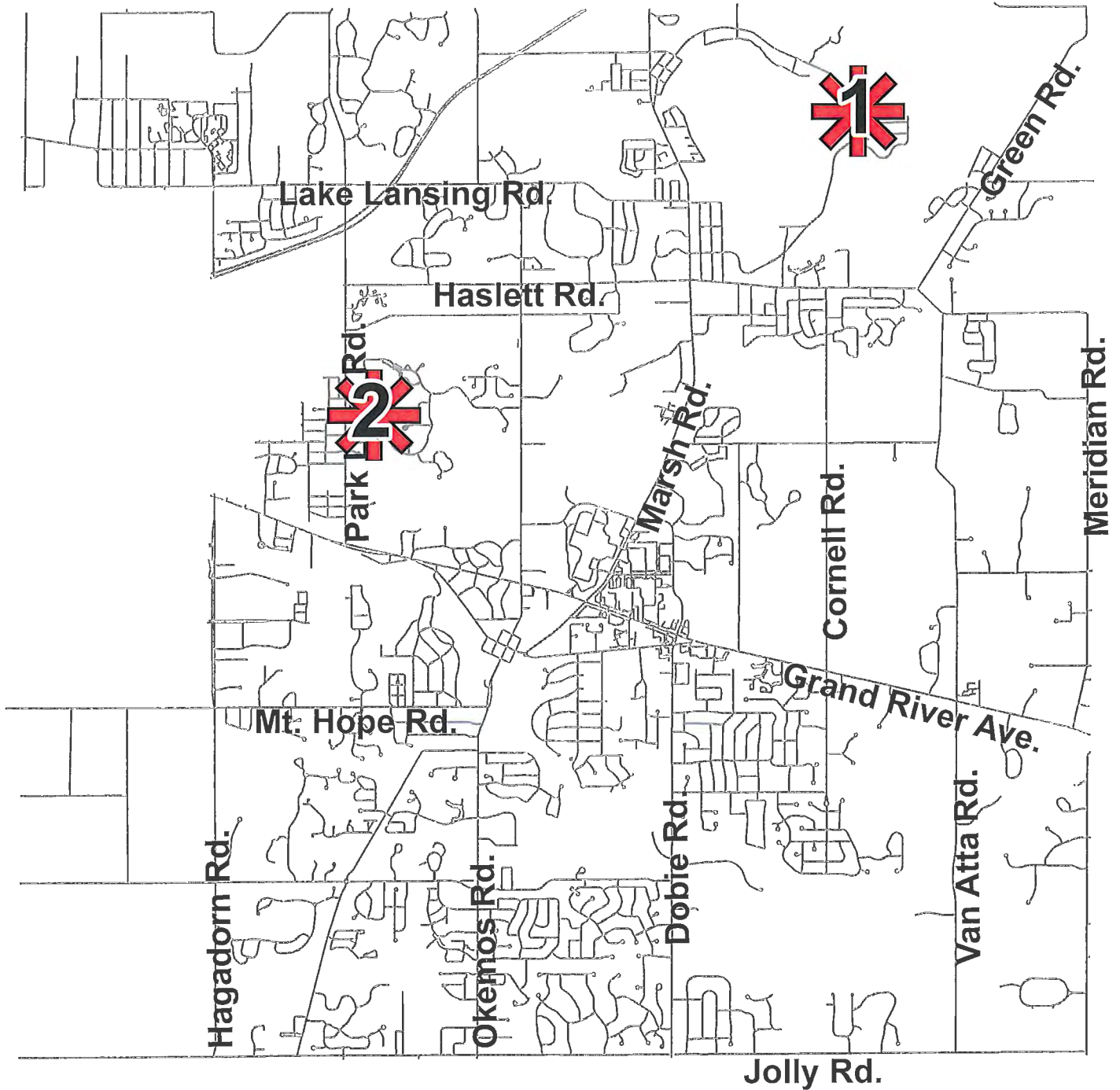
Chair Beauchine adjourned the meeting at 7:31 p.m.

K. POST SCRIPT – Chair Beauchine

Respectfully Submitted,

Rebekah Kelly
Recording Secretary

Meridian Township



Location Map

1. ZBA #17-10-11-1 (Ditty)
2. ZBA #18-02-14-1 (Comparoni)



VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: February 9, 2018
Re: ZBA Case No. 17-10-11-1 (Ditty)

ZBA CASE NO.: 17-10-11-1 (Ditty), 6143 Cottage Drive, Haslett, MI 48840
DESCRIPTION: 6143 Cottage Drive
TAX PARCEL: 02-405-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

The applicant is requesting the Zoning Board of Appeals (ZBA) to rehear a previously denied variance in accordance with the following section of the Code of Ordinances:

- Section 86-225 – No application, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed circumstances found by the Zoning Board of Appeals to be sufficient to justify consideration.

The previous request was to construct a 576 square foot attached garage 9 feet from the front yard property line for a variance request of 11 feet at 6143 Cottage Drive. Approval from the ZBA is needed in order to rehear the case. If the ZBA decides to rehear the case then the request is a variance from the following section of the Code of Ordinances:

- Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than 20 feet from the street line.

William Ditty, the applicant, has now requested to construct a 552 square foot attached garage 10 feet from the front yard property line at 6143 Cottage Drive. The approximate 0.356 acre site is located in the RB (Single Family, High Density) zoning district and the Lake Lansing Residential Overlay District.

The site plan shows an existing house with a proposed garage addition on the east side of the house. The proposed garage will be 24 feet by 23 feet for a total of 552 square feet. Section 86-442 (f)(5)(a) requires a 20 foot front yard setback. The garage is proposed to be located 10 feet from the front property line; therefore the applicant is requesting a variance of 10 feet.

Site History

- Township Assessing Department records indicate that the single family home was constructed in 1935.

Zoning Board of Appeals
February 14, 2018
RE: ZBA Case No. 17-10-11-1 (Ditty)
Page 2

Attachments

1. Application materials
2. October 11, 2017 Zoning Board of Appeals Staff Report
3. October 11, 2017 Zoning Board of Appeals Meeting Minutes
4. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2017 ZBA\ZBA 17-10-11\ZBA 17-10-11-1 (Ditty) Rehearing\STAFF REPORT DITTY

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant William T Ditty
Address of Applicant 6143 Cottage Drive Haslett, MI 48440

Telephone (Work) 517-694-2300 Telephone (Home) 269-270-4012

Fax 517-694-2340 Email address: cgdiver@juno.com

Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6143 Cottage Drive Haslett, MI 48440
Zoning district Lake Lansing Overlay District Parcel number 33-02-02-401-009

- C. Nature of request (Please check all that apply):
- Request for variance(s)
 - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-442(f)(5)(a)

- D. Required Supporting Material Supporting Material if Applicable
- Property survey CATTACHMENT A) -Architectural sketches
 - Legal description C " " -Other
 - Proof of property ownership or approval letter from owner CATTACHMENT B)
 - Site plan to scale CATTACHMENT H)
 - Written statement, which demonstrates how all the review criteria will be met (See next page) CATTACHMENTS C, C1, C2, C3, D)

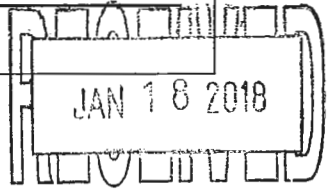
William T Ditty WILLIAM DITTY 18 JAN 2018
Signature of Applicant Print Name Date

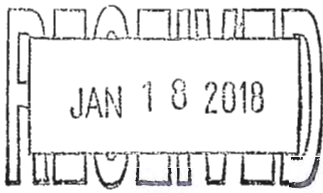
Fee: \$ 150.00 Received by/Date: Karl Olson 1/18/18

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s) _____
Date

Signature of Applicant(s) _____
Date





Variance Application Supplement

Changed circumstances: Based on the decision in the Zoning Board of Appeals #17-10-11-1 I am submitting a change in size of the proposed garage (reduction from 24' to 23'in length) as shown below and based on updated information provided herein.

- 1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.**

The existing structure (home) was built as a cottage in 1935, without an attached garage or space for storage, as most homes have today. In fact, 4 of the 6 homes to the North and the 4 homes to the South that have been built since that time have attached garages.

- 2. These special circumstances are not self-created.**

The existing home was built in 1935 as noted above, as a cottage, without an attached garage or provision for storage that is now common to have and in keeping with the newer homes built in Sunset Cove.

- 3. Strict interpretation and enforcement of the liberal terms and provisions of the Ordinance would result in practical difficulties.**

The terms of the front yard setback, 20 feet, make it a practical difficulty to install an attached garage. As shown on the Property Survey/ Plot Plan (see Attachment A), the distance from the NE corner of the house to the 20' setback is 13' (24'-11'), which is less than the 24' recommended for late model vehicles including minimal storage. 12'6" 11'6"

- 4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.**

The homes on sunset cove, for the most part, have attached garages. As noted above, the current 13' to the setback is not practical and restrictive for modernizing the home within the spirit of current standards and designs. Additionally, topsoil has continually eroded since the house was built in 1935 and two new homes have been built next to me and are elevated above the current grade, creating a drainage problem every time it rains or the snow melts.

- 5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.**

As noted in #4 above, the requested variance is in fact within the public interest and spirit of bringing the home to modern standards and design with the attached garage as opposed to without. To establish the minimum action I solicited feedback from 3 construction experts in the area. Two of the three experts established a minimum garage size of 24' x 24' (see Attachments C1 and C2), and the third documented a recommended garage size of 24' x 24' with a minimum of 23'x24' (see Attachment C3). Thus a 23' x 24' garage has been established as the minimum action required. In terms of the spirit of this zoning ordinance and safety, Section 756(2) in Chapter 86 of the Meridian Township zoning regulations establishes off street parking requirements of 10' x 18' (see Attachment D). It is shown in Attachment A that I am meeting and exceeding these requirements.

- 6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.**

This variance request, as stated, is in fact bringing the home to modern standards and design as opposed to affecting adjacent land or character. The new structure will still be 22.9' off the road (see Attachment A). It is important to note that the road the property is accessed with is in fact private and the garage and driveway will provide safe off road parking that exceeds the requirements as previously noted in paragraph 6.

Variance Application Supplement

- 7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.**

The condition pertaining to this variance request is not general in nature or recurrent and thus would not lend itself to a general regulation.

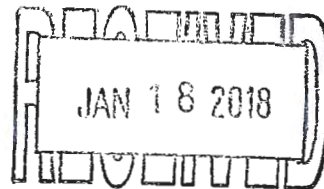
- 8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.**

The variance requested will be consistent with the public interest, purposes and intent of the zoning ordinance by allowing the attached garage in keeping with the continuous improvement of properties in sunset cove and the greater Lake Lansing overlay district

Thank you for your time and consideration,



William "Bill" Ditty





116 West Main Street
DeWitt MI 48820
517-669-6187

January 16, 2018

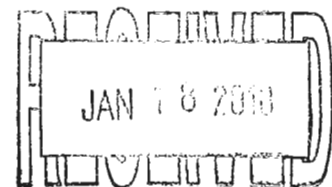
Bill Ditty
6143 Cottage Dr.
Lake Lansing
Haslett, MI 48840

Bill,

In response to your request. Our recommendation on our most common size garage with some storage would be a minimum of 24' x 24' for a two garage. This size would accommodate todays size of SUV's and trucks as well as lawn equipment for your storage needs. If you need anything else don't hesitate to call.

Dennis Alexander

Dennis Alexander
Project Coordinator
Fred Motz Builder
Dalexander0427@gmail.com
517-243-8371



Jeff Rouse Construction Inc.

8582 Colby Lake rd.

Laingsburg MI 48848

1/18/2018

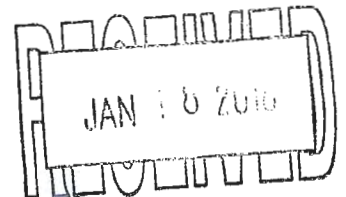
To Whom It May Concern, a minimum two car garage size is 24' x24' .

As an experienced builder in the Meridian Township and surrounding areas, 24' x 24' is the minimum size I recommend to my clients to allow for two late model vehicles and storage.

Thank you,



Jeff Rouse





January 18, 2018

To whom it may concern,

Re: Average garage sizes

I have been in the new home construction business for some 30 years. I have constructed well over 200 hundred homes for various clients.

The question under consideration is this, what is the minimum exterior space to accommodate a two car garage with minimal storage. I recommend to any client that their garage should be 24' x 24'. However, the minimum I would consider recommending is 23' deep x 24' wide. The suggested minimum size stated will leave a minimum length to accommodate the average car and still open the doors and walk around the car. The width will accommodate the same space to walk around the car and some storage.

I hope this helps to clarifies the question.

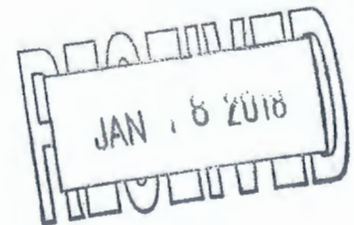
Jeff Rahrig

President

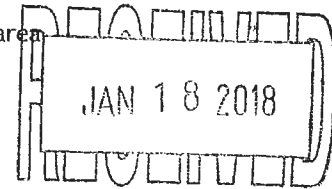
Central Management and Construction

3450 East Lake Lansing Road

East Lansing, Mi 48823



Use	Number of Motor Vehicle Parking Spaces Required Per Unit of Measure
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General office:	
Minimum	3 spaces per 1,000 square feet of gross floor area
Maximum	4 spaces per 1,000 square feet of gross floor area
Stand-alone medical office	5 spaces per 1,000 square feet of gross floor area



§ 86-756. Design and construction requirements.

[Code 1974, § 85-1.11; Ord. No. 2000-15, 11-9-00; Ord. No. 2004-06, 9-5-2004]

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all of street parking areas, except for single-family parking areas and as noted:

- (1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit therefor is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit shall be accompanied with two sets of plans for the development and construction of the parking lot
- (2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	8	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

- (3) Minimum residential parking space size. A minimum of 200 square feet shall be provided for each vehicle parking space located within a multiple-family residential development.
- (4) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.
- (5) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property.
- (6) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or

PLOT PLAN

For:
Central Management Construction, Inc.
3450 E. Lake Lansing Road
East Lansing, MI 48823

Survey Address:
6143 Cottage Drive
Haslett, MI 48840
ID: 33-02-02-02-401-009

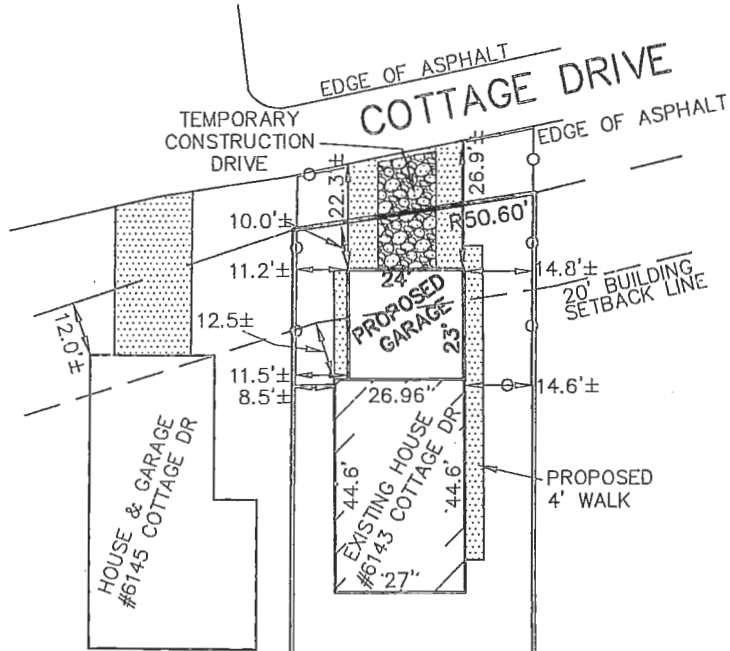
Legal Description (as provided) Lot 9, Sunset Cove, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 8 of Plats, Page 9, Ingham County Records.



1" = 40'

NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN.



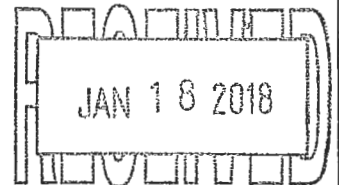
LOT 8

LOT 9

LOT 10

Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Temporary construction drives shall be 1"-2" crushed concrete or stone.



2' CONCRETE WALL

LAKE LANSING

R51'

WATER'S EDGE

R308'

R302'

TRAVERSE LINE

EDGE OF ASPHALT

TEMPORARY CONSTRUCTION DRIVE

COTTAGE DRIVE

EDGE OF ASPHALT

PROPOSED GARAGE

20' BUILDING SETBACK LINE

EXISTING HOUSE #6143 COTTAGE DR

PROPOSED 4' WALK

HOUSE & GARAGE #6145 COTTAGE DR



To: Zoning Board of Appeals
From: _____
Keith Chapman, Assistant Planner
Date: October 11, 2017
Re: ZBA Case No. 17-10-11-1 (Ditty)

ZBA CASE NO.: 17-10-11-1 (Ditty), 6143 Cottage Drive, Haslett, MI 48840
DESCRIPTION: 6143 Cottage Drive
TAX PARCEL: 02-405-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than 20 feet from the street line.

William Ditty, the applicant, has requested a variance to construct a 576 square foot attached garage in the front yard setback at 6143 Cottage Drive. The approximate 0.356 acre site is zoned RB (Single Family, High Density) and the Lake Lansing Overlay District.

The site plan shows an existing house with a proposed garage addition on the east side of the house. The proposed garage will be 24 feet by 24 feet for a total of 576 square feet. Section 86-442 (f)(5)(a) requires a 20 foot front yard setback. The garage is proposed to be nine feet from the front property line; therefore the applicant is requesting a variance of 11 feet.

Site History

- Township Assessing Department records indicate that the single family home was constructed in 1935.

Attachments

1. Application materials
2. Site location map

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***APPROVED***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, October 11, 2017**

PRESENT: Members Ohlrogge, Stivers, Lane, Chair Beauchine

ABSENT: Member Jackson

STAFF: Peter Menser, Senior Planner and Keith Chapman, Assistant Planner

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA WITH A CORRECTION OF MEETING
MUNUTES TO AUGUST 9, 2017.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, August 9, 2017

MEMBER STIVERS MOVED TO APPROVE THE MINUTES OF WEDNESDAY August 9, 2017 AS
WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

D. COMMUNICATIONS

None.

E. UNFINISHED BUSINESS

None.

F. NEW BUSINESS

1. ZBA CASE NO. 17-10-11-1 (DITTY), 6143 COTTAGE DRIVE, HASLETT, MI 48840
DESCRIPTION: 6143 Cottage Drive
TAX PARCEL: 02-401-009
ZONING DISTRICT: RB (Single Family, High Density). Lake Lansing Overlay

The applicant is requesting a variance from the following section of the Code of Ordinances:

Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than
20 feet from the street line.

Keith Chapman commented the lots are two separate with the same address, but two separate lots of record and the lot with the pole barn cannot be looked at as part of the variance request for this subject property. The ZBA can only look at the lot which the variance request applies.

Chair Beauchine replied however the ZBA can take into account both lots as the applicant has parking space and a building across the street. He added unless the ZBA can consider both lots they will be addressing the minimum action necessary and have an issue with it.

Keith Chapman stated again it is a separate lot.

Chair Beauchine replied that is okay however, but the applicant already has a garage and parking space on the separate lot.

Member Ohlrogge added so the ZBA cannot consider the other lot as a factor in considering the subject property request, only the lot with the variance request.

Keith Chapman said correct.

Chair Beauchine replied that is not right.

Keith Chapman stated this how the Township Attorney said to review this case, as it is a separate legal lot of record. A variance was granted on the other lot for an accessory structure without a principal structure.

Member Ohlrogge repeated the variance for the second lot has nothing to do with the case presented to the ZBA tonight. The ZBA cannot acknowledge the other lot and the granted variance in considering tonight's case.

Keith Chapman stated yes.

Member Stivers commented it is possible the lots could be sold in the future and have two separate owners.

Member Ohlrogge asked if both lots have the same address could they be sold separately.

Peter Menser, Senior Planner, stated absolutely. We don't know what will happen in the future with the other lot and the two lots are not tied land use wise. He added the prudent course of action is to consider the request for the parcel with the house on it.

Member Ohlrogge stated I believe we left off on review criteria three; she added it is a practical difficulty for a homeowner not to have a garage in Michigan.

Chair Beauchine replied I understand we are not to consider the lot across the street however; the applicant does not even have a driveway as he is using the lot across the street and the total entity for his garage and a practical difficulty should not even be considered.

Member Ohlrogge stated strict interpretation and practical difficulties warrant addressing the safety of having a garage. Her interpretation of this criterion is it becomes a practical difficulty when a home owner doesn't have a garage in Michigan.

regulation for such conditions practicable. She questioned if the previous Overlay District addressed the front yard setback in particular.

Keith Chapman replied yes it did the RB front yard setback in this area would be a 25 feet for the front yard and the overlay allows for a 20 foot setback.

Chair Beauchine stated the house was built in 1934 and there could be several issues of safety with a structure that age. He added the structures were not built as houses but built as cottages. He concluded that he is not an expert on other safety issues which could exist.

Member Stivers wondered if this could become a recurrent problem in nature in this District with other houses in the neighborhood. She added this is the second similar case presented to the ZBA in her short time on the Board. She further questioned could the ZBA have similar cases from this district in the future.

Chair Beauchine asked the staff if this is a recurring issue in this District.

Keith Chapman replied on occasion staff gets inquires, but there is not a specific number.

Member Stivers read review criteria eight, which states granting the variance will be generally consistent with public interest, the purposes and intent of this Chapter. She asked the ZBA members if anyone had any thoughts.

Member Ohlrogge replied a safe garage is essential in Michigan, and the practical difficulties discussed in review criteria three and four she is in favor of. She continued future property owners will appreciate the garage, as long as the variance request is consistent with public interest and secures public safety she agreed.

Member Lane referred to review criteria one and agreed with the comments the ZBA stated pertaining to this criterion. He added it was mentioned that several properties in this District have similar problems. He stated he sees this as a unique circumstance and looking at the aerial photo shows the subject property as a narrower lot setting close to the road, which distinguishes this case from other parcels surrounding it. He added this is not a self-created circumstance. He concluded he is struggling with review criteria five and questioned is granting the variance the minimum action necessary and should the garage be smaller than a 24x24 square foot garage.

Member Stivers agreed she could pass review criteria one, three and four however, for her it comes down to the minimum action necessary in criteria five. She asked Mr. Ditty how he or the architect came up with the garage size of 24x24 square foot and if he had considered something smaller.

Mr. Ditty replied he appreciated the safety aspect the ZBA is addressing. He added his desire to park a full size truck and boat trailer in the garage. He said his research into sizes of garages lead him to a size of 20 to 22 square feet, plus 4 square feet for storage. The dimension comes somewhere between 24 to 26 square foot for a garage however, instead of going any closer to the street and for safety issues he went with the 24 square feet.

Member Stivers replied she is leaning towards the smaller size of garage instead of the 24x24 square foot request. She added it sounds as if 4 feet is for storage space and could technically be

Member Stivers added the width of the garage is very important and referenced the plot plan using the overhead projector, and that it matters whether or not it is going to be a one or two car garage.

Member Lane added a single car garage is too small but he could approve a 24x20 foot garage over the variance request. He added a garage is a necessary structure.

MEMBER STIVERS MOVED TO APPROVE THE VARIANCE REQUEST FROM SECTION 86-442 (F)(5)(A) WITH THE CONDITION THAT THE VARINCE REQUEST BE 7 FEET.

SECONDED BY MEMBER LANE

Chair Beauchine asked the staff if the ZBA could modify the variance request or should the applicant come back with changes to his plans.

Keith Chapman replied the ZBA could ask the applicant if he would consider changing the size of his garage.

Mr. Ditty replied it seemed reasonable to change the variance from 24x24 square foot garage to a 24x20 foot garage.

Chair Beauchine stated he would prefer the request be denied and have the applicant to return with a new request.

Member Stivers questioned the angle of the construction and how it would affect the 7 foot setback if the variance was approved or should the construction be altered.

Chair Beauchine questioned the staff on how would this work.

Keith Chapman stated at its closest point following the line of the house.

Chair Beauchine further questioned what would stop the applicant from constructing something with perpendicular walls since we don't have a plan for that.

Peter Menser stated of the design at its closest point it cannot encroach more than 7 feet, regardless of the design.

Member Ohlrogge recommended Mr. Ditty consult his architect before accepting a change to his variance.

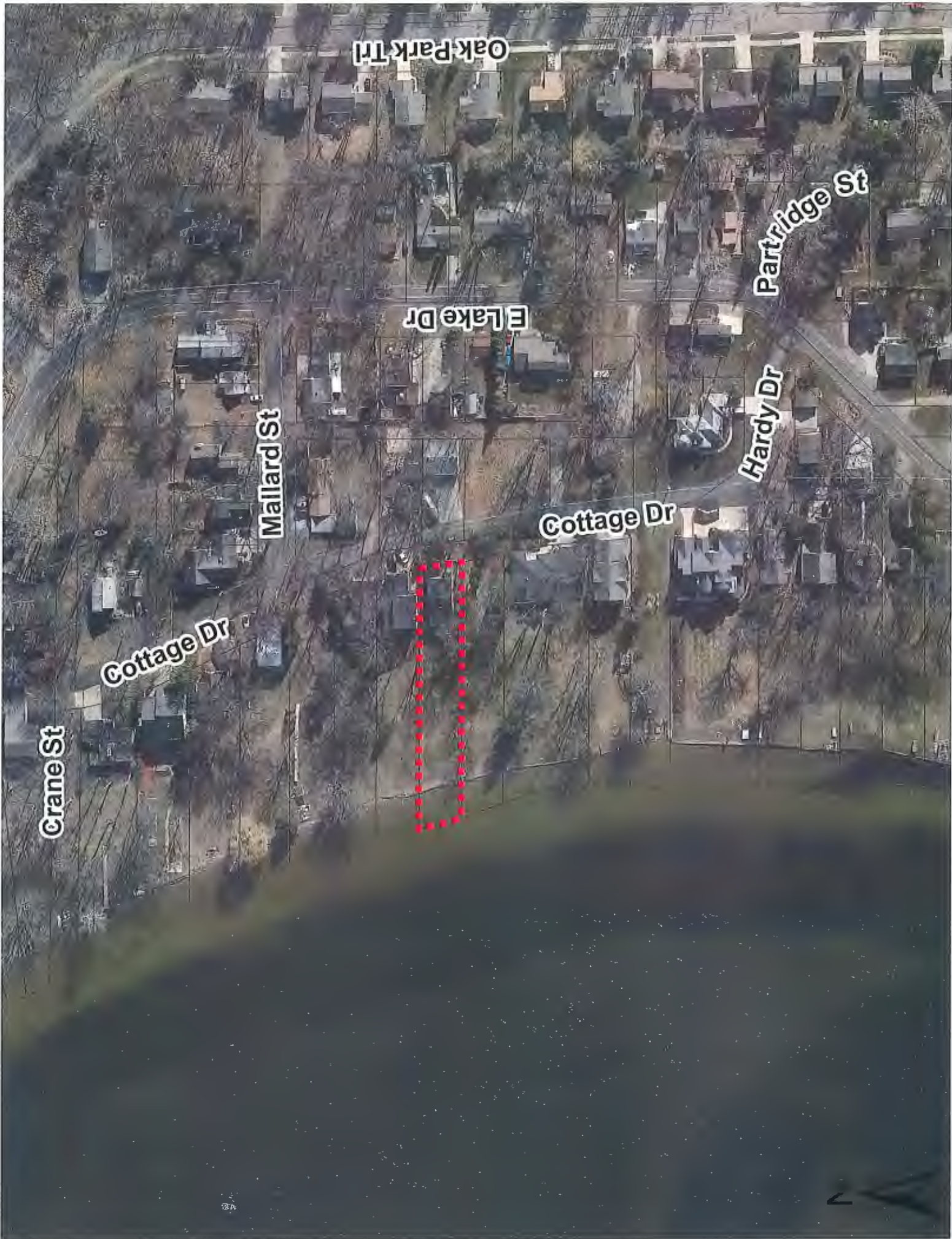
ROLL CALL VOTE: YES:

NO: Members, Ohlrogge, Stivers, Lane and Chair Beauchine.
Motion denied.

MEMBER LANE MOVED TO DENY THE VARIANCE REQUEST FROM SECTION 86-442 (F)(5)(A) BASED ON FAILURE TO MEET REVIEW CRITERIA FIVE.

MEMBER STIVERS SECONDED.

ROLL CALL VOTE: YES: Members, Ohlrogge, Stivers, Lane and Chair Beauchine.



Oak Park Trl

E Lake Dr

Partridge St

Hardy Dr

Mallard St

Cottage Dr

Cottage Dr

Crane St



6187 6177

6175

6173

6171

6171

6167

6161

6155

6153

6149

6145

6143

6137

RB

6133

6129

6123

6117

6111

6103

6101

6099

Cottage Dr

6168

6164

Mallard St

1181

1155

Cottage Dr

6146

6133

6138

6122

Hardy Dr

1153

6100

6098

6098

6170

6170

6156

6150

6140

6142

6136

6132

6128

6124

6120

Partridge St

6097

6227

6223

6215

6207

6199

6191

6187

6181

6173

6165

6157

6141

RA

Oak Park Trl

6222

6214

6206

6198

6190

1100

6162

6148

Lake Lansing





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: February 9, 2018
Re: ZBA Case No. 18-02-14-1 (Comparoni)

ZBA CASE NO.: 18-02-14-1 (Comparoni), 2569 Koala Drive, East Lansing, MI 48823
DESCRIPTION: 2569 Koala Drive
TAX PARCEL: 17-280-015
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-373(e)(5)(c). Rear Yard. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.
- Section 86-373(e)(4). Maximum Lot Coverage. All buildings including accessory buildings shall not cover more than 30% of the total lot area.

The applicant is proposing to construct a 235 square foot building addition with the closest point being 1 foot from the rear property line at 2569 Koala Drive, in the Bear Lakes subdivision. The existing house is approximately 6 feet from the rear property line and does not meet the required rear yard setback. The proposed addition is approximately 10 feet by 23.5 feet in size (235 square feet) and will be located on the west side of the existing house.

The typical required rear yard building setback in the RA zoning district is thirty (30) feet for lots up to 150 feet in depth, however in The Bear Lakes subdivision, which is part of the Wildwood Lakes Planned Unit Development (SUP #80201), different building setbacks were established as part of the planned unit development and the preliminary plat for Bear Lakes (PP #83012). For the Bear Lakes subdivision, a twenty (20) foot rear yard setback is required for the principal building. The proposed addition does not meet the required rear yard setback; therefore, the applicant is requesting a variance of 19 feet.

Upon further examination of the submitted application materials, the staff has determined that the property does not meet the provision of the Zoning Ordinance limiting lot coverage to no more than 30%. The property has a proposed lot coverage of 33.6%; therefore a variance of 3.6% is being requested.

Zoning Board of Appeals
February 9, 2018
RE: ZBA Case No. 18-02-14-1 (Comparoni)
Page 2

A window well is also proposed to extend approximately two feet into the commons area of the Bear Lakes plat. The applicant has received approval from the Wildwood Lakes-Bear Lake Homeowners Association regarding an easement for the window well. A copy of the 'Revocable Easement Agreement' was submitted by the applicant which outlines the conditions of the agreement between the applicant (home owners) and the homeowners association for the proposed window well to be located within the commons area of the subdivision (Kodiak Commons). The proposed window well does not require a variance because it is allowed to encroach up to five feet into the rear yard setback.

Site History

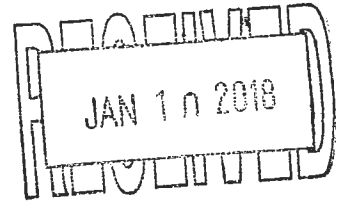
- The Wildwood Lakes Planned Unit Development was approved on March 3, 1981 (SUP #80201).
- Preliminary plat approval was granted for the Wildwood Lakes-Bear Lake subdivision on February 21, 1983 (PP #83012).
- The house was built in 1984.
- A variance was granted in 2010 (ZBA #10-10-13-4) to allow for a zero (0) foot rear yard setback for a deck that extends into the Kodiak commons area.

Attachments

1. Application materials
2. Revocable Easement Agreement
3. 2010 (ZBA #10-10-13-4) ZBA surveys
4. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-02-14\ZBA 18-02-14-1 (Comparoni)\STAFF REPORT COMPARONI

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560



VARIANCE APPLICATION

A. Applicant Jim and Lori Comparoni
Address of Applicant 2569 Koala Dr. East Lansing MI 48823
Telephone (Work) 517 374-1040 x 3420 Telephone (Home) 517 374-8586
Fax _____ Email address: lorilgrante@hotmail.com (Lori)
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2569 Koala Dr. East Lansing 48823
Zoning district RA Parcel number 17-280-015

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-373(e)(5)c

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Lori Comparoni Lori Comparoni / Jim Comparoni 1/8/18
Signature of Applicant Print Name Date

Fee: \$150.00 Received by/Date: Kate Edm 1/10/18

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

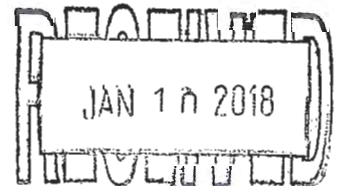
Lori Comparoni 1/8/18
Signature of Applicant(s) Date
[Signature] 1/8/18.
Signature of Applicant(s) Date

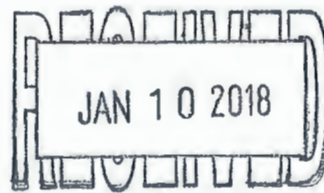
We have been working with a builder developing plans to do an addition on the west side of our home to expand our kitchen and dining room, while also adding the same new square footage to our basement. In order to use the new space in the basement as a guest room, we want to have an egress window installed on the south side of the addition, which is our backyard. Currently there is only one small window on the east side of the basement which cannot open.

The well for the window as planned has an approximate 10.5 square foot portion extending onto association property. Due to the wedge-shape of our property and the positioning of our home on the property, much of our backyard belongs to Bear Lake Home Owners Association (BLHOA). We chose to have the well on this side of the house because having it on the west side would pose a potential hazard for our kids playing in that area of the yard, as well as taking away space in the yard for play. On the north side of the addition the well would be near the driveway.

Though visible to passers-by, we do not believe the window well will not detract from the aesthetics of our yard. We plan to continue landscape upkeep in that area as we always have.

We have been granted land use approval by the BLHOA and signed a letter agreeing to the stipulations of the association. The BLHOA board will also be submitting a letter of permission to the township.





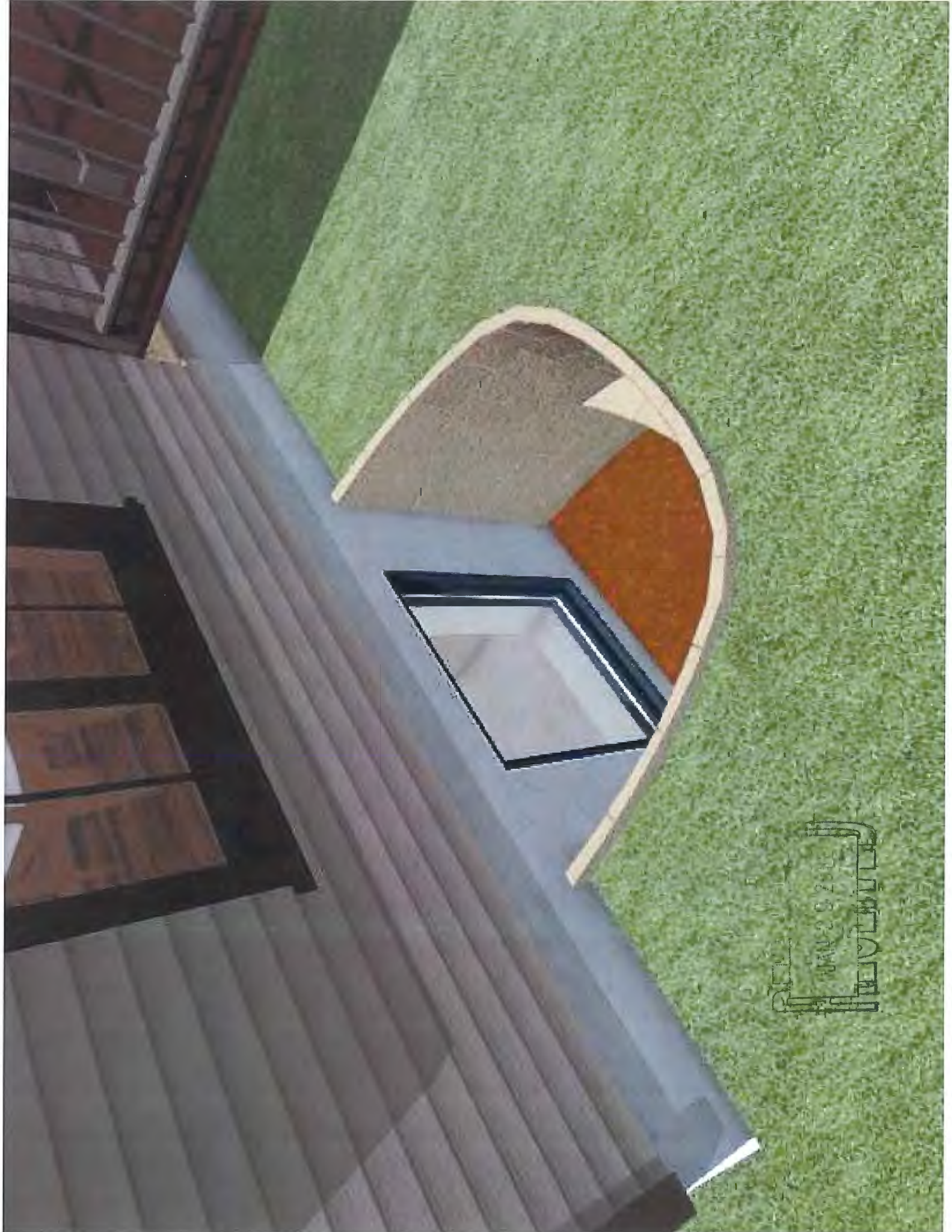
W Hidden Lake Dr

Koala Dr

Lot 42
Bear Lake
Subdivision
no. 1

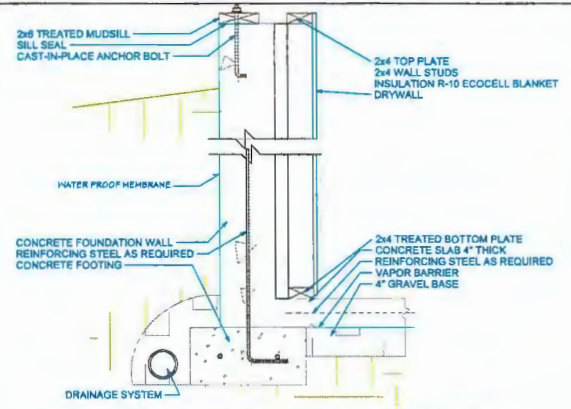
W Hidden Lake Dr

RECEIVED
JAN 10 2018



REIN
JAN 2 9 2011
REIN

RECEIVED
 JAN 29 2018



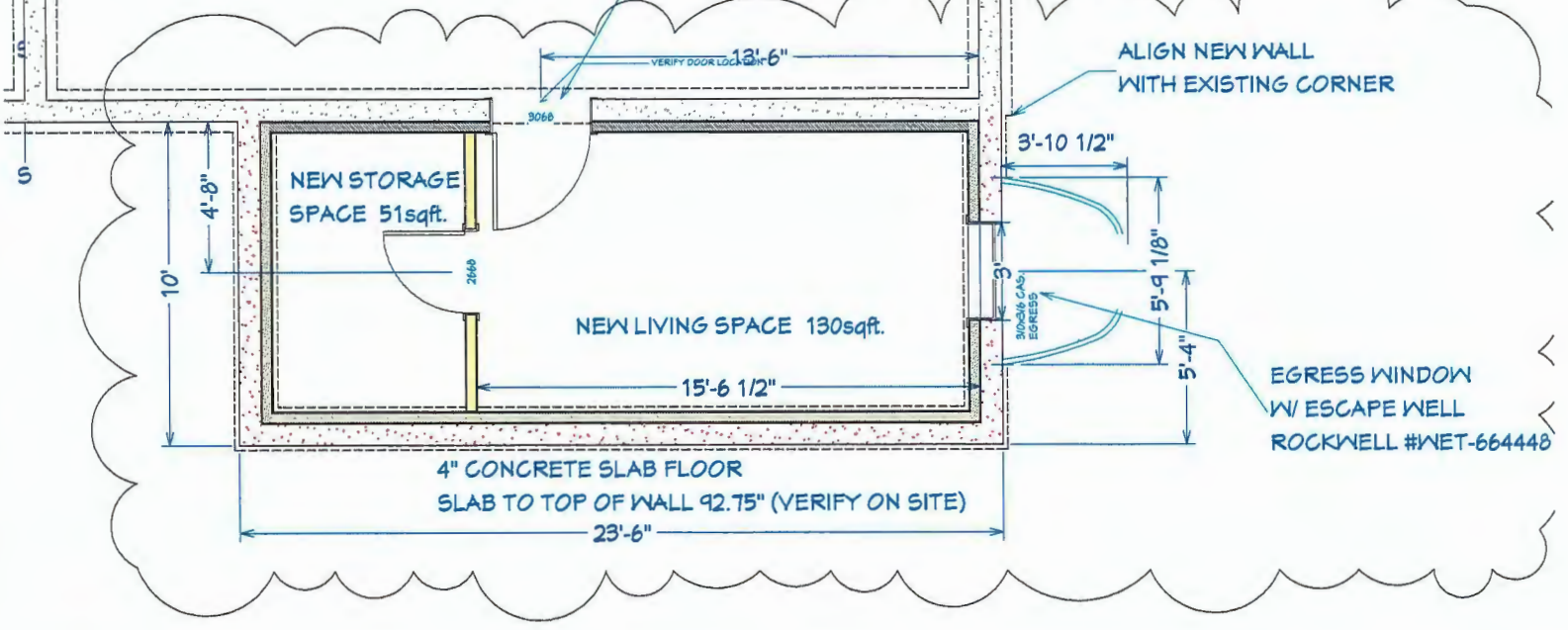
**Basement Foundation: Finished 4" Walls
 With Eco Cell Interior Insulation**

EXISTING FINISHED BASEMENT

DOOR LOCATION TO BE
 VERIFIED ON-SITE

ALIGN NEW WALL
 WITH EXISTING CORNER

EGRESS WINDOW
 W/ ESCAPE WELL
 ROCKWELL #WET-664448



DRAWN BY
 JERRY DOWELL

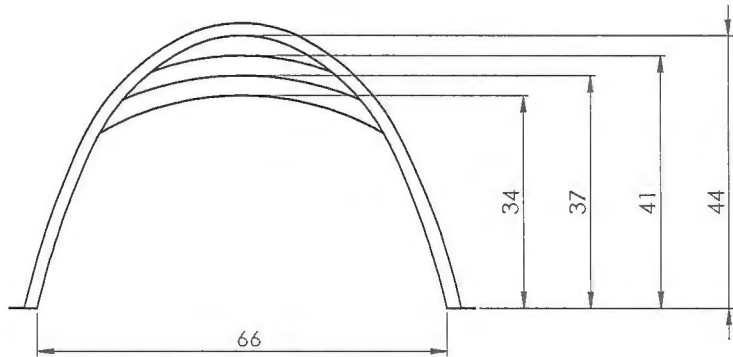
NO.	REVISION TABLE	DESCRIPTION

FOUNDATION
 PLAN

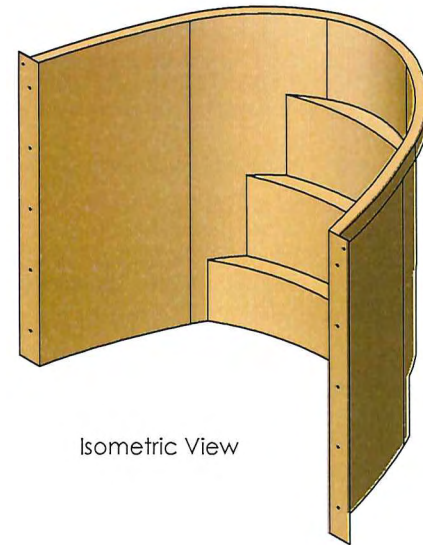
JIM & LORI COMPARONI
 2564 KOALA
 EAST LANSING, MI 48023

ODD FELLOWS
 CONTRACTING

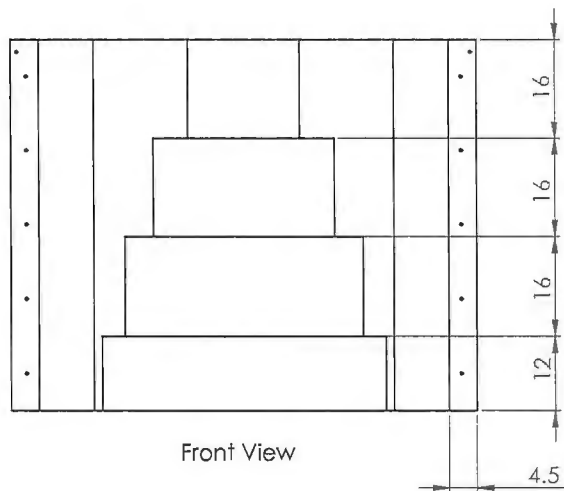
DATE:
 1/29/2018
 SCALE:
 SHEET:
 P-3



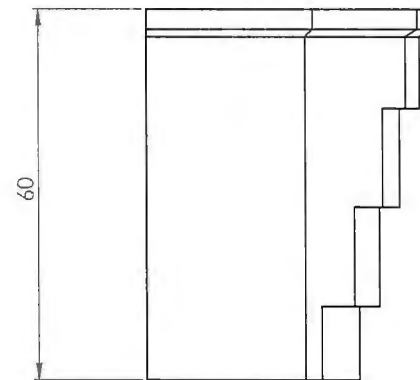
Top View



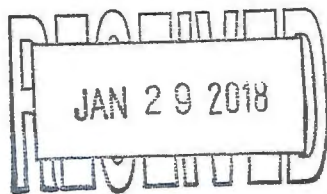
Isometric View



Front View

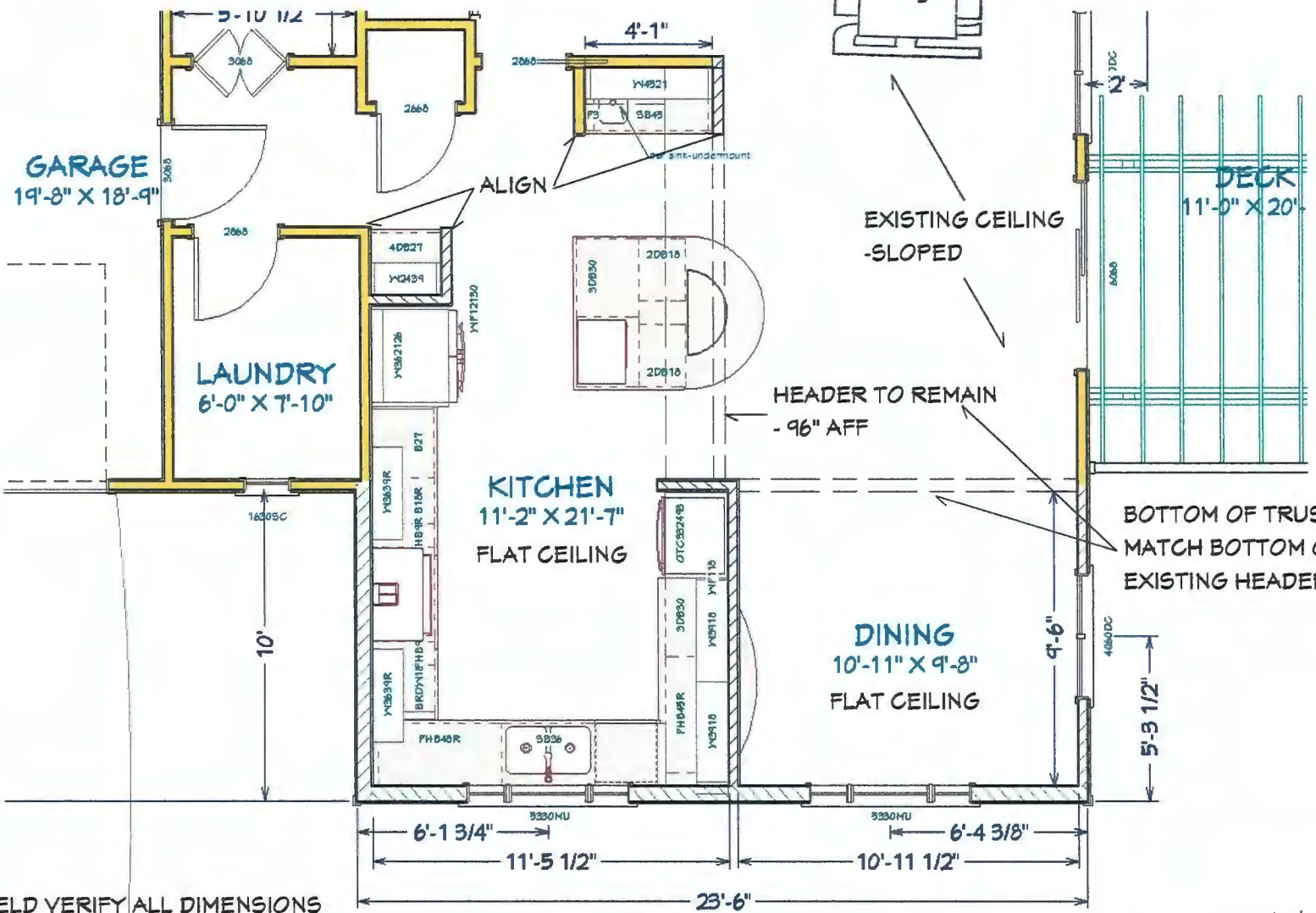


Side View



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS		FINISH:	DO NOT SCALE DRAWING		REVISION
SURFACE FINISH:		DEBUR AND BREAK SHARP EDGES	RockWell, LLC		
TOLERANCES:			TITLE:		
LINEAR:			Elite Window Well		
ANGULAR:			66 x 44 x 60		
DRAWN	NAME	SIGNATURE	DATE		
CHKD					
APPVD					
MFG					
Q.A				MATERIAL:	
					DWG NO. WET-664460
				WEIGHT:	A3
				SCALE: 1:20	SHEET 1 OF 1

JAN 10 2018



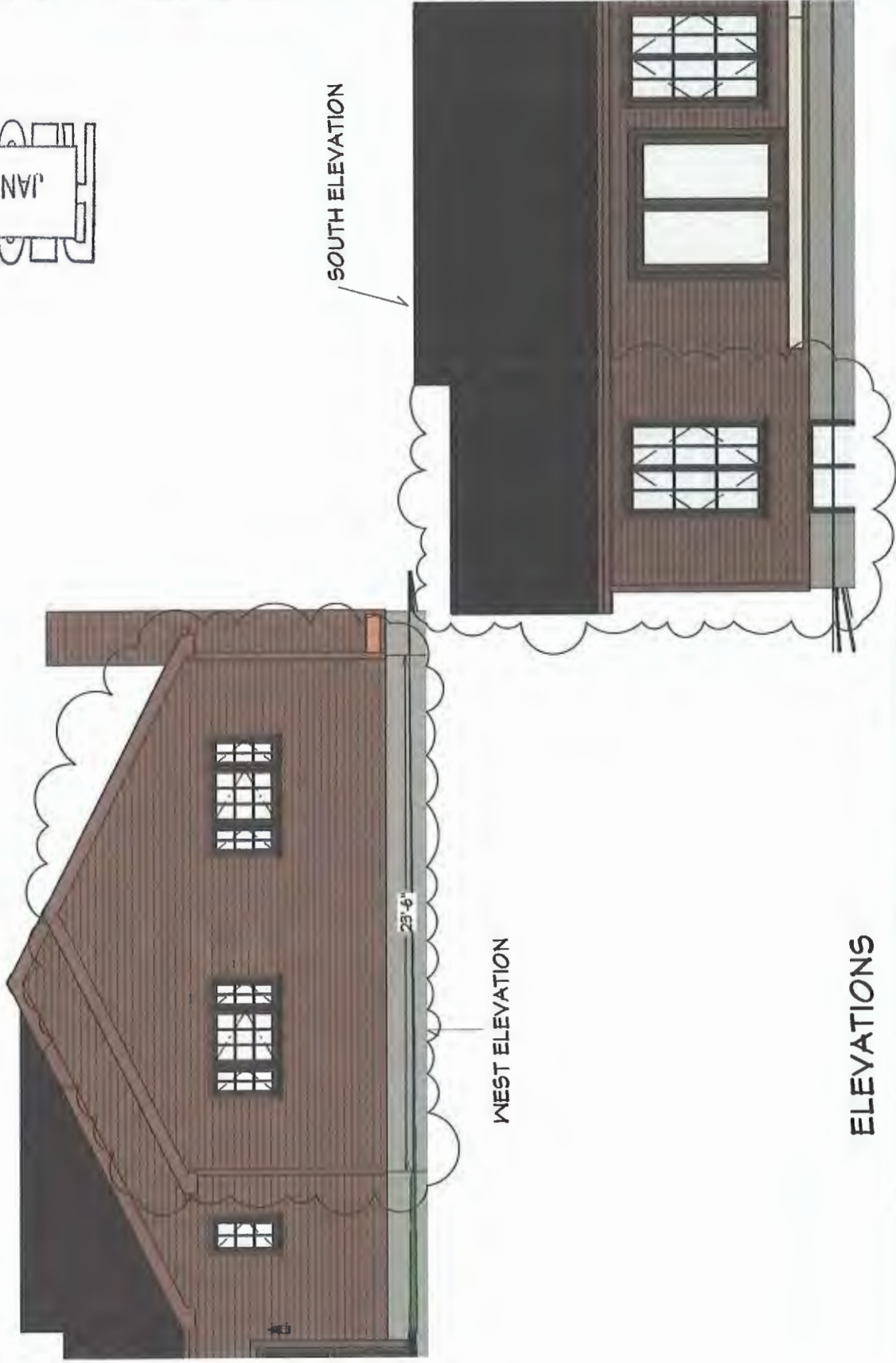
*FIELD VERIFY ALL DIMENSIONS

FLOOR PLAN



ODD FELLOWS CONTRACTING 1000 W. Main St. Westborough, MA 01581 Cell: 507.688.1100 web: oddfellowscontracting.com	SHEET NUMBER 9	REVISION #
	COMPATONI PROJECT	DATE
DRAWN BY: JEFF DOWD	DATE	© 2016

JAN 10 2018

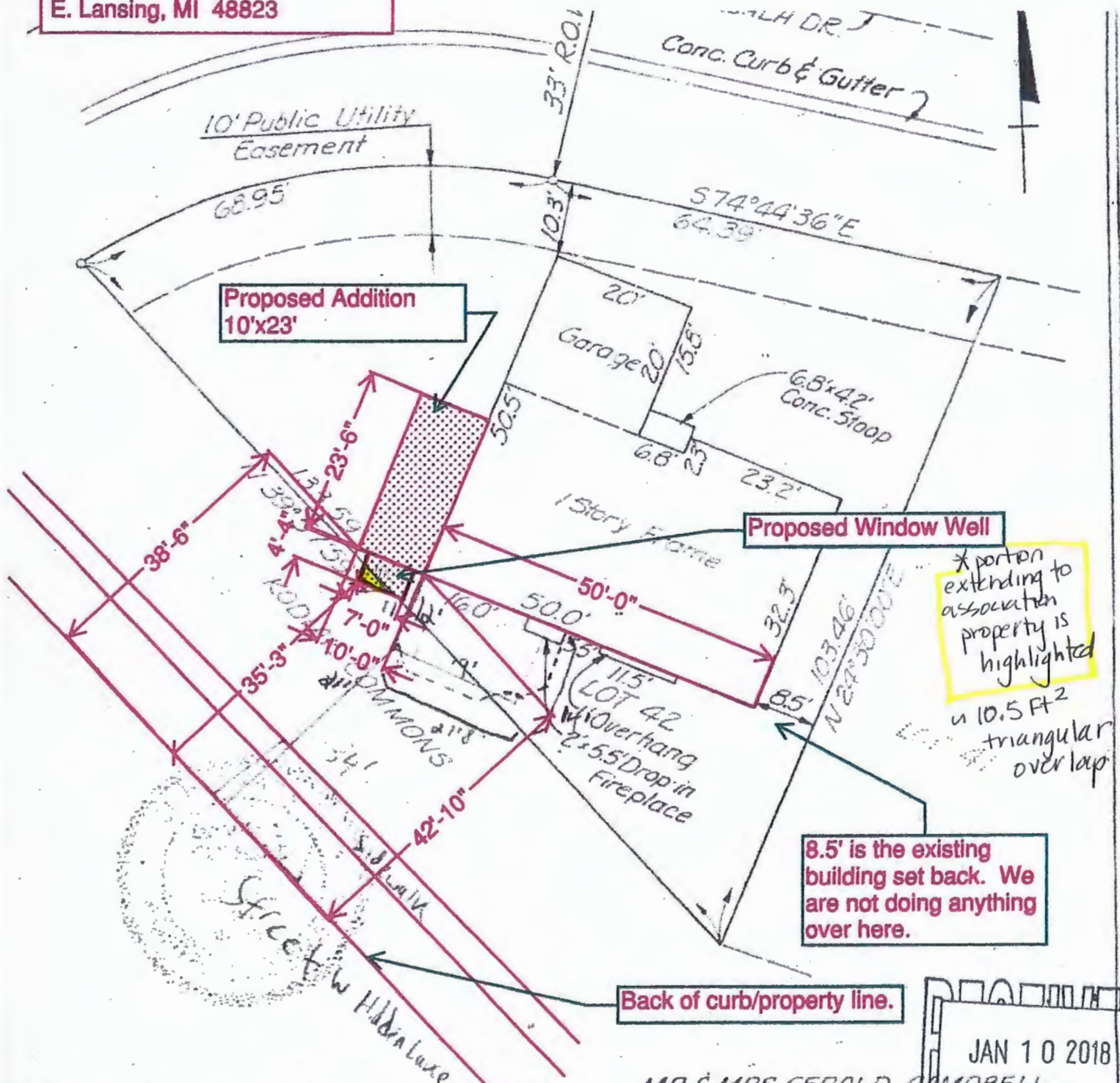


SOUTH ELEVATION

WEST ELEVATION

ELEVATIONS

Jim & Lori Comparoni
 2569 Koala
 E. Lansing, MI 48823



Proposed Addition
 10'x23'

Proposed Window Well

*portion extending to association property is highlighted in 10.5 FT² triangular overlap

8.5' is the existing building set back. We are not doing anything over here.

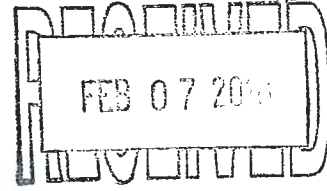
Back of curb/property line.

RECEIVED
 JAN 10 2018
 MR. & MRS. GERALD CAMPBELL

THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT THIS MORTGAGEE'S REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET; AND IS NOT TO BE USED, OR RELIED UPON, FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING OR OTHER IMPROVEMENT LINES NO RESPONSIBILITY IS EXTENDED HERETO TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

David L. Clifford
DAVID L. CLIFFORD
 REGISTERED LAND SURVEYOR, MICHIGAN NO. 25837

CLIENT: WILDWOOD LAKES DEV.	
Snell Environmental Group	1120 May Street, Lansing, Michigan 48906 (517) 374-6800
	PROJECT NO. 11571 C
DATE 8-3-84	SCALE: 1" = 20'
SHEET 1 OF 1	



REVOCABLE EASEMENT AGREEMENT

THIS REVOCABLE EASEMENT AGREEMENT (the "Agreement") is made this ___ day of June, 2010, by and between Wildwood Lakes-Bear Lake Homeowners Association, a Michigan non-profit corporation, whose address is c/o Spartan Services, 1048 Pierpont, Suite 2, Lansing, Michigan 48910 (the "Grantor"), and James J. Comparoni and Lori L. Comparoni, husband and wife, whose address is 2569 Koala Drive, East Lansing, Michigan 48823 ("Grantees").

WHEREAS, Grantor is the subdivision association charged in the Declaration of Restrictive Covenants for Bear Lake Subdivision No. 1, recorded in Liber 1438, Page 457, Ingham County Records with the maintenance of certain property described as Kodiak Commons, as shown on the recorded plat of Bear Lake Subdivision No. 1, a subdivision of part of the East 1/2 of Section 17, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 38 of Plats, Pages 33 - 33, Ingham County Records ("Grantor's Property");

WHEREAS, Grantees are the owners of certain property described as Lot 42, Bear Lake Subdivision No. 1, a subdivision of part of the East 1/2 of Section 17, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 38 of Plats, Pages 33 - 33, Ingham County Records ("Grantees' Property");

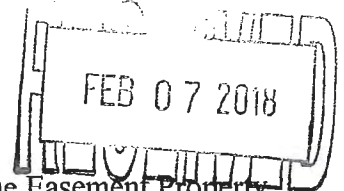
WHEREAS, Grantees desire to construct a 16.4 square foot egress window well attached to the southwest corner of the residence on Grantees' Property, which egress window well would extend approximately 1.2 feet into that part of Grantor's Property located immediately southeast of and adjoining the Southeast lot line of Grantees' Property, which encroachment Grantor has agreed to permit and remain on Grantor's Property upon the terms and conditions specified herein.

NOW, THEREFORE, the parties agree as follows:

1. For One Dollar (\$1.00) paid by Grantees to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains and conveys to Grantees an exclusive revocable easement over and across that portion of Grantor's Property located southeast of and immediately adjoining the southeast lot line of Grantees' Property for the construction, maintenance and use of a egress window well as shown on Exhibit A attached to this Agreement, in the approximate location as shown on Exhibit B attached to this Agreement (the "Easement Property").

2. Grantees hereby agree that no right, title and interest in and to Grantor's Property, or any portion thereof, shall be acquired, claimed or obtained by Grantees, including but not limited to any right, title and/or interest by adverse possession or prescriptive easement, as a result of Grantees' use of any portion of Grantor's Property.

3. Grantees hereby covenant and agree that if Grantees replace, reconstruct, or modify that portion of the Grantees' egress window well located on Grantor's Property in the future, Grantees shall



be required to remove said encroaching portion of the egress window well from the Easement Property and this Agreement shall automatically terminate upon such removal, unless otherwise agreed to in writing by Grantor.

4. This Agreement may be terminated at any time by Grantor upon the recording of a Notice of Termination of Easement executed by Grantor and recorded with the Ingham County Register of Deeds in the event that Grantor determines, in Grantor's sole discretion, that the existence of this Agreement and/or the egress window well encroachment into Grantor's Property unreasonably interferes with the use and enjoyment of Grantor's Property by members of the Wildwood Lakes- Bear Lake Homeowner's Association, or that the use of the Easement Property by the Grantees pursuant to this Agreement creates an unreasonable risk of liability for Grantor, its members, successors and assigns of Grantor's Property.

5. Upon termination of this Agreement as provided in paragraph 4 above for any reason, Grantees shall be required to remove, at Grantees' sole cost and expense, Grantees' egress window well and any other improvements now or hereafter installed by Grantees on Grantor's Property, and Grantees agree to execute any documents reasonably requested by Grantor evidencing the termination of this Agreement.

6. Grantor shall not be liable to Grantees, Grantees' children, employees, invitees, guests, or contractors, for any personal injury, property damage, loss of life, or loss of property caused by, or arising out of any connection with, Grantees' use of Grantor's Property.

7. Grantees shall defend, indemnify and hold Grantor harmless from and against any claim, loss, expense or damage arising out of or in connection with Grantees' use of the Grantor's Property and any act or neglect of Grantees, or Grantee's children, employees, invitees, guests, or contractors on, in, or around Grantor's Property.

8. Grantees shall be responsible for all maintenance, repairs and replacements to Grantees' egress window well and improvements, and agree to maintain same in good and safe condition and repair at all times. In the event that Grantees shall fail to do so, Grantor may enter upon so much of Grantees' Property as is necessary to effectuate any maintenance, repairs, and replacements to Grantees' egress window well and improvements on Grantor's Property as may be necessary, and Grantor shall be entitled to recover from Grantees all reasonable out-of-pocket costs and expenses incurred in connection therewith.

9. Grantees agree to maintain a policy of public liability insurance on Grantees' Property and the Easement Property covering any and all claims to persons or property occurring in, upon or about Grantees' Property and the Easement Property during Grantees' occupancy or use pursuant to this Agreement. Said insurance is to be maintained by Grantees in the minimum amount of One Million Dollars (\$1,000,000.00) single limit coverage, to indemnify a claim of one or more persons, and in a minimum amount of Three Hundred Thousand Dollars (\$300,000.00) of indemnification for property damage. Grantees shall provide a complete copy of said insurance policy and all renewals thereto and replacements thereof to Grantor.

10. This Revocable Easement Agreement shall run with the land and bind Grantor's Property and Grantees' Property, and/or the heirs, successors and assigns of Grantor and Grantees or Grantor's Property and Grantees' Property, respectively. Wherever the terms "Grantor" or "Grantees"

are used in this Agreement, same shall be deemed to include Grantor's successors and assigns of Grantor's Property, and the Grantees' heirs, successors and assigns of Grantee's Property, respectively, whichever is applicable.

11. The parties agree that no changes, amendments or waivers of this Agreement are effective unless made in writing and signed by all parties hereto. The parties agree that this Agreement contains the whole agreement between the parties and supersedes any other agreements or understandings.

12. Grantees agree to reimburse Grantor upon demand for all out-of-pocket expenses, including any real estate transfer taxes due on this Agreement, and any attorney's fees incurred by Grantor in connection with negotiating, drafting and recording this Agreement.

13. This Agreement shall be governed by and interpreted under the laws of the State of Michigan.

14. This Agreement is exempt from State real estate transfer taxes pursuant to MCL §207.526(a). This Agreement is exempt from County real estate transfer taxes pursuant to MCL §207.505(a).

GRANTOR:

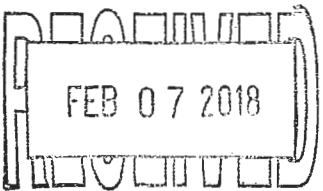
WILDWOOD LAKES-BEAR LAKE HOME-OWNERS ASSOCIATION, a Michigan Non-profit Corporation

By: Craig Newman
Craig Newman
Its: President

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 2nd day of February, 2018, by Craig Newman, President of Wildwood Lakes-Bear Lake Homeowners Association, a Michigan non-profit corporation, on behalf of the Association.

Sarah Crosby
Notary Public
Ionia County, Michigan
Acting in Ingham County, Michigan
My Commission Expires: May 7 2023



SARAH CROSBY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF IONIA
My Commission Expires May 7, 2023
Acting in the County of Ingham

GRANTEES:

[Signature]
James J. Comparoni *at*

[Signature]
Lori L. Comparoni

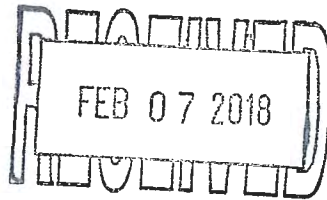
STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 2nd day of February, 2018, by James J. Comparoni and Lori L. Comparoni, husband and wife.

[Signature]
Notary Public
Ionia County, Michigan
Acting in Ingham County, Michigan
My Commission Expires: May 7 2023

SARAH CROSBY
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF IONIA
My Commission Expires May 7, 2023
Acting in the County of Ingham

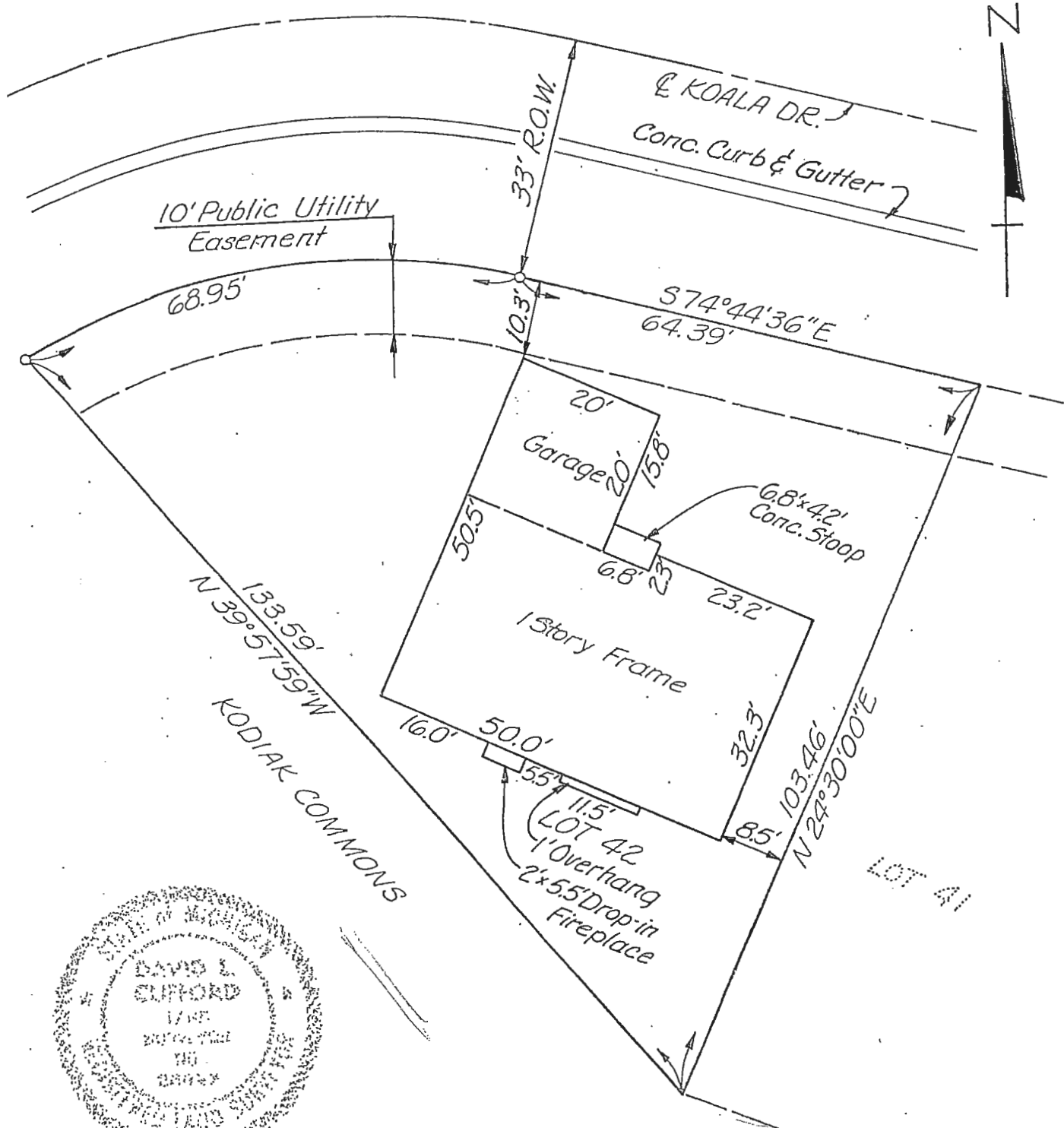
Drafted By and When Recorded Return To:
Brent A. Titus
Foster, Swift, Collins & Smith, P.C.
313 South Washington Square
Lansing, MI 48933-2193
517.371.8100



MORTGAGE REPORT

Description - Lot 42

2 of Bear Lake Subdivision No. 1, A Subdivision of Part of the East 1/2 of Section 17, R1W, Meridian Township, Ingham County, Michigan.






RECEIVED
 SEP 20 2010
 REGISTERED

MR. & MRS. GERALD CAMPBELL

I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS MORTGAGEE'S REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET; AND IS NOT TO BE USED, OR RELIED UPON, IN THE ESTABLISHMENT OF ANY FENCE, BUILDING OR OTHER IMPROVEMENT LINES. NO RESPONSIBILITY IS EXTENDED HERETO TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

David L. Clifford
DAVID L. CLIFFORD
 REGISTERED LAND SURVEYOR, MICHIGAN NO. 25837

CLIENT: <u>WILDWOOD LAKES DEV.</u>	
 Snell Environmental Group	1120 May Street Lansing, Michigan 48906 (517) 374-6800
	PROJECT NO. <u>11571 C</u>
DATE <u>8-3-84</u>	SCALE: 1" = <u>20'</u>
SHEET <u>1</u> OF <u>1</u>	



Kodiak Dr

Koala Dr

W Hidden Lake

Bear Lake Dr

Panda

Bear Lake Dr

E Hidden Lake Dr

5380
5360
5350
5340
5336
5332
5331
5330
5324
5320

