



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
April 11, 2018 6:30 pm



1. CALL MEETING TO ORDER\*
2. APPROVAL OF THE AGENDA
3. ELECTION OF OFFICERS
4. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. Wednesday, March 28, 2018
5. COMMUNICATIONS
  - A. Diana Walker, 4411 Wausau Road, RE: ZBA #18-04-11-1
6. UNFINISHED BUSINESS
7. NEW BUSINESS

**A. ZBA CASE NO. 18-04-11-1 (COWEN), 4423 WAUSAU ROAD, OKEMOS, MI, 48864**

DESCRIPTION: 4423 Wausau Road  
TAX PARCEL: 28-227-008  
ZONING DISTRICT: RAA (Single Family, Low Density)

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

Section 86-436 (r). Standards for variance by the Zoning Board of Appeals from the strict interpretation of the regulations set forth in Section 86-436.

The applicant is requesting to allow a 192 square foot accessory building in the floodplain.

**B. ZBA CASE NO. 18-04-11-2 (CARLIN), 1593 MAIDEN LANE, OKEMOS, MI, 48864**

DESCRIPTION: 1841 Newman Road  
TAX PARCEL: 02-177-006  
ZONING DISTRICT: C-2 (Commercial)

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

Section 86-687 (4)(d), Freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.

Section 86-687 (4)(g), The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line.

The applicant is requesting a variance for a proposed 42.2 square foot sign six feet from the front property line.

8. OTHER BUSINESS
9. PUBLIC REMARKS
10. BOARD MEMBER COMMENTS
11. ADJOURNMENT
12. POSTSCRIPT – Patricia Herring Jackson

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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

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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, March 28, 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

**1. CALL MEETING TO ORDER**

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

**2. ELECTION OF OFFICERS**

MEMBER OHLROGGE MOVED TO HAVE THE ELECTION OF OFFICERS AT THE NEXT MEETING.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

**3. APPROVAL OF AGENDA**

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

**4. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

Wednesday, February 14, 2018

MEMBER JACKSON MOVED TO APPROVE THE MINUTES OF WEDNESDAY FEBRUARY 14, 2018 AS WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

**5. COMMUNICATIONS**

Chair Beauchine stated all of the communications were in reference to CASE NO 18-02-14-1.

1. John Booth & Rosemary O'Brian, 2564 Koala Drive, RE: ZBA #18-02-14-1
2. Ronald & Beverly Bishop, 2576 Koala Drive, RE: ZBA #18-02-14-1
3. Laurie Ludington, 2558 Koala Drive, RE: ZBA #18-02-14-1
4. Linda Becker, 2540 Koala Drive, RE: ZBA #18-02-14-1
5. Odd Fellows Contracting Inc., 996 Glaser Road, Williamston, MI, RE: ZBA #18-02-14-1

**6. UNFINISHED BUSINESS**

None.

**7. NEW BUSINESS**

**A. 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 applicants are 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.

If the ZBA decides to rehear the case then the request is for 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 235 square foot building addition with the closest point being 1 foot from the rear property line.

Chair Beauchine asked the applicant or the applicant's representative to present the rationale for the Zoning Board of Appeals (ZBA) rehearing the case.

Mrs. Comparoni, the applicant, 2569 Koala Drive East, Lansing, stated she had prepared photos and plans for the addition. She also provided a letter from the Bear Lake Home Owners Association Board and letters of support from her neighbors.

Mr. Comparoni, the applicant, 2569 Koala Drive East, Lansing, also replied they have additional information with diagrams pertaining to setbacks in the neighborhood and how they were treated.

MEMBER OHLROGGE MOVED TO REHEAR THE CASE BASED ON THE NEWLY PROVIDED MATERIAL.

SECONDED BY MEMBER RIOS.

Chair Beauchine stated the letter of support from the Bear Lake Homeowners Association (BLHOA) was a determining factor to rehear the case.

Member Jackson added the easement agreement codified the use of the commons area.

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

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine opened the floor for public remarks.

Craig Newman, President of BLHOA and representing the BLHOA Board, 2537 Kodiak Drive, East Lansing, commented on the letter of support from BLHOA to extend the addition into the commons area by creating an easement agreement. He stated the BLHOA Board was in unanimous support of the variance request.

Chair Beauchine closed public remarks.

Chair Beauchine replied he appreciated the letter from the BLHOA and the president of the BLHOA being present. He added there were unique circumstances related to the subject property and the addition.

Member Ohlrogge stated the additional material and the letter from the BLHOA gave her a clearer understanding of the request.

Member Jackson commented with the letter and the easement agreement from the BLHOA, she was in support of granting the variances.

MEMBER RIOS MOVED TO APPROVE THE REQUEST FROM SECTION 86-373(E)(5)(C) AND SECTION 86-373(E)(4).

SECONDED BY MEMBER JACKSON.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios and Chair Beauchine.  
NO:  
Motion carried unanimously

**A. ZBA CASE NO. 18-03-28-1 (MILLER), 292 EAST SHOESMITH ROAD, HASLETT, MI, 48840**

DESCRIPTION:	6115 Marsh Road
TAX PARCEL:	03-326-018
ZONING DISTRICT:	RB (Single Family, High Density)

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

Section 86-374(d)(5)(a). Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. 100 Feet.

The applicant is requesting to construct a 400 square foot attached garage with the closest point being 94.7 feet from the centerline of the right of way.

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 ZBA.

Brian Miller, the applicant's representative, 292 Shoemsmith Road Haslett, added the variance of 5.3 feet is for the northeast corner of the garage.

Chair Beauchine opened public remarks and seeing none closed public remarks.

Member Lane stated the lot was narrow and attaching a garage to the front of the house appears to be the only feasible location. He added with a smaller garage it would not intrude on adjacent properties.

Member Ohlrogge replied the circumstance was unique due to the angle of the road, and she did not see a safety issue with granting the request.

MEMBER LANE MOVED TO APPROVE THE REQUEST FROM SECTION 86-374(D)(5)(A).

SECONDED BY MEMBER RIOS.

Member Ohlrogge read review criteria two from (Section 86-221 of the Zoning Ordinance) which states these special circumstances are not self-created. She agreed the request was not self-created.

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 without the request being granted it would result in a practical difficulty, as having a garage is a safety factor in Michigan.

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. She stated a garage is an important part of a house.

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 commented the applicant had proposed a smaller garage which met the minimum action. She added having a garage during the winter is a necessity.

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 variance would not affect adjacent land or the essential character in the vicinity.

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 replied the lot is at an angle to the road and granting the request would not impact travel along Marsh.

Chair Beauchine read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. He stated the request met the criteria.

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

NO:

Motion carried unanimously

**C. ZBA CASE NO. 18-03-28-2 (MARQUIE & PETERSON), 4565 HAWTHORNE LANE, OKEMOS, MI, 48864**

DESCRIPTION: 4565 Hawthorne Lane

TAX PARCEL: 20-378-008

ZONING DISTRICT: RR (Rural Residential)

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

Section 86-565(1), No accessory building shall project into any front yard.

The applicant is requesting to construct a 280 square foot accessory building (garage) that will project 125 feet into the front yard.

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 ZBA.

Steve Marquie and Georgia Peterson, the applicants, 4565 Hawthorne Lane, Okemos, replied the request was for the construction of a small workshop next to the existing garage. He added he had support from neighbors in the area and due to the topography and floodplain the proposed site was the best location.

Chair Beauchine open public remarks and seeing none closed public remarks.

Member Jackson stated with the exception of the house and front yard the rest of the property was in the floodplain, which could be considered a unique circumstance.

Member Ohlrogge stated the shape of the lot was unusual and there was no other location for the shed.

Member Jackson read review criteria two from (Section 86-221 of the Zoning Ordinance) which states these special circumstances are not self-created. She agreed the circumstances were not self-created.

Member Jackson 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 stated there was no other location on the property for the accessory building.

Member Jackson 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 said an accessory building was a permitted use in the zoning district.

Member Jackson 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 replied granting the variance was the minimum action necessary.

Member Jackson 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 added the accessory building was located away from the adjacent properties.

Member Jackson 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 commented the request was not general or recurrent in nature.

Member Jackson read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. She agreed the review criteria had been met.

MEMBER JACKSON MOVED TO APPROVE THE REQUEST FROM SECTION 86-565(1).

SECONDED BY MEMBER OHLROGGE.

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

NO:

Motion carried unanimously

**D. ZBA CASE NO. 18-03-28-3 (FEARON), 4749 CENTRAL PARK DRIVE SUITE B, OKEMOS, MI, 48864**

DESCRIPTION:	4749 Central Park Drive Suite B
TAX PARCEL:	22-401-008
ZONING DISTRICT:	C-2 (Commercial)

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

Section 86-402(17). Maximum percentage of impervious surface permitted on a site shall be seventy percent (70%). Impervious surfaces shall include all land covered with paving and buildings. The impervious surface shall be calculated by dividing the total impervious surface by the gross area of the site.

The applicant is requesting to construct a 180 square foot deck addition that will increase the impervious surface of the site to 75.03 percent.

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 ZBA.



Shawn Fearon, the applicant, 5050 Wardcliff Drive, East Lansing, stated the additional seating area would be used for outdoor dining. He added when the current deck was built it was to accommodate a sandwich shop. He stated the request is for less than .5% to expand the deck for additional seating of 12 patrons.

Chair Beauchine open public remarks and seeing none closed public remarks

Member Ohlogge asked about the various types of impervious surfaces standards.

Director Kieselbach replied the prior zoning districts NS (Neighborhood Service) and CS (Community Service) allowed 75 percent impervious surface coverage but the current commercial zoning districts C-1, C-2 and C-3 allow 70 percent impervious surface coverage.

Member Jackson asked the applicant about the material of the sidewalk in the northwest corner of the property and the deck.

Mr. Fearon stated the sidewalk was concrete and the deck would be wood.

Member Ohlogge asked if rain water would drain off the deck through the cracks.

Mr. Fearon replied yes.

Chair Beauchine stated the ZBA could add a condition that no concrete could be installed under the new deck.

Member Jackson asked Mr. Fearon if he planned to install a cover over the deck.

Mr. Fearon stated he did not since the trees in that area provide shade for the deck.

MEMBER RIOS MOVED TO APPROVE THE REQUEST FROM SECTION 86-402(17) WITH THE AREA UNDER THE DECK TO REMAIN PVIOUS IN NATURE.

SECONDED BY MEMBER LANE.

Member Lane read review criteria one from (Section 86-221 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. He stated the ZBA had concluded there was a unique circumstance related to the subject property.

Member Lane read review criteria two which states these special circumstances are not self-created. He commented it was a true statement.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. He replied the size of the current deck is too small to be utilized for a full service restaurant, which creates a practical difficulty.

Member Lane 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. He stated the current deck was created for outdoor seating and expanding the deck would allow for extra seating for the full service restaurant.

Member Lane 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. He stated he did not see the addition to the deck as a safety issue and the deck is being constructed at the rear of the property.

Member Lane 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. He replied the deck would not be noticeable.

Member Lane 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. He stated the request was not recurrent in nature, as there is a unique circumstance.

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this chapter. He stated granting the variance would be consistent with public interest as long as the land under the deck remains pervious.

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

NO: None.

Motion carried unanimously.

**E. UNFINISHED BUSINESS**

None.

**G. OTHER BUSINESS**

None.

**H. PUBLIC REMARKS**

None.

**I. BOARD MEMBER COMMENTS**

Member Ohlrogge commented having all materials for the first case was extremely helpful in making a determination.

**J. ADJOURNMENT**

Chair Beauchine adjourned the meeting at 7:35 p.m.

**K. POST SCRIPT – Chair Beauchine**

Respectfully Submitted,

Rebekah Kelly  
Recording Secretary

1. Flooding happens all over this area.
2. The homeowners erected the structure with disregard for floodway regulations.
3. Homeowners could manage without the structure.
4. If variance denied homeowners could store equipment in another area.
5. It is not in the public interest to erect a building in a floodway, with the potential of flooding.
6. Structure does affect the adjacent property, it is an eyesore, could lower value of adjacent property.
7. It is not practicable to erect a building in a floodway.
8. Granting the variance would mean that anyone could then erect a similar structure in floodway.

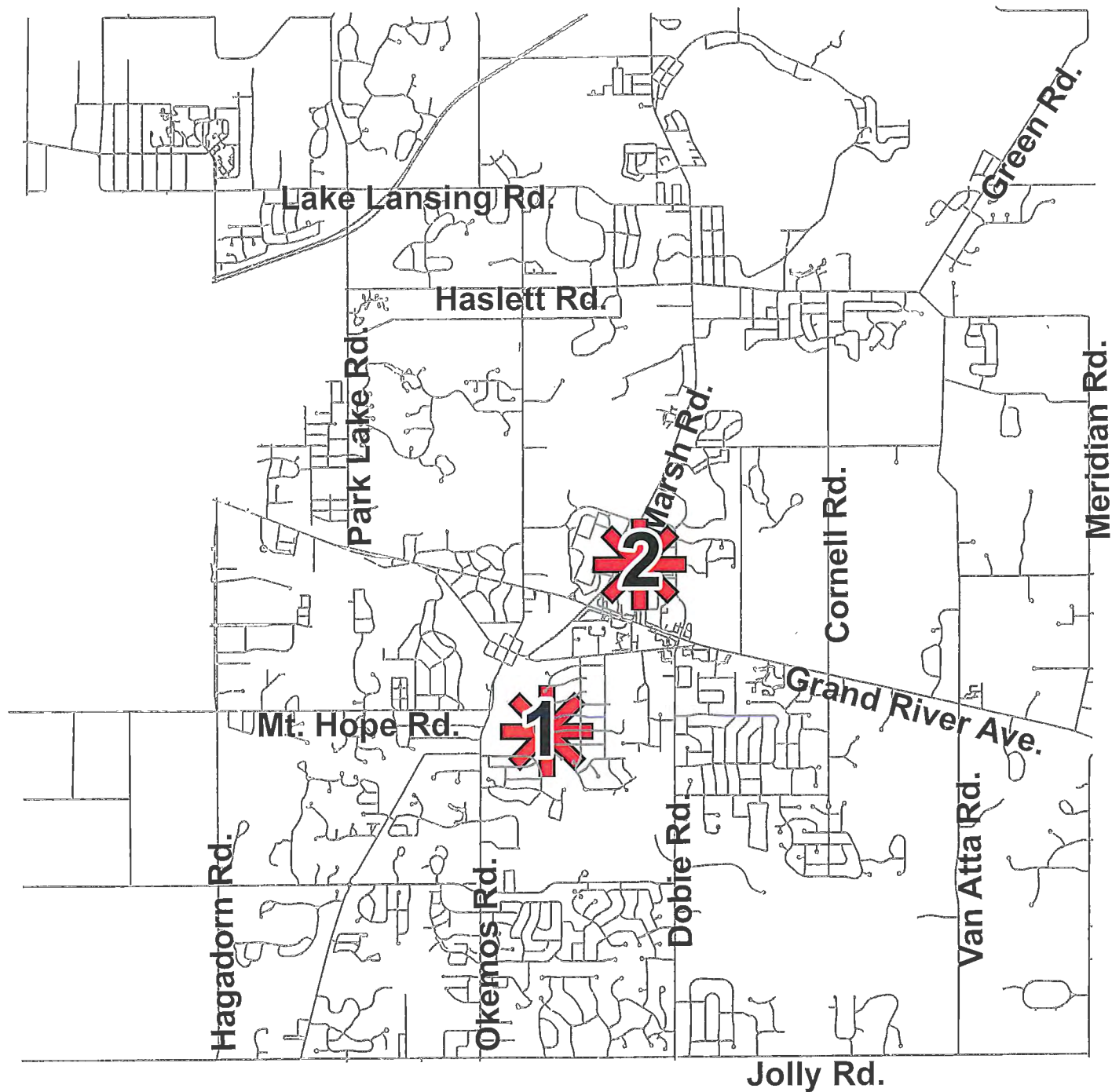
Submitted by

Riana Walker  
4411 Wausau Rd  
Kenosha, WI 48864

cc. View of structure  
taken from my patio.



# Meridian Township



## Location Map

1. ZBA #18-04-11-1 (Cowen)
2. ZBA #18-04-11-2 (Carlin)



## 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:** April 6, 2018  
**Re:** ZBA Case No. 18-04-11-1 (Cowen)

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**ZBA CASE NO.:** 18-04-11-1 (Cowen), 4423 Wausau Road, Okemos, MI 48864  
**DESCRIPTION:** 4423 Wausau Road  
**TAX PARCEL:** 28-227-008  
**ZONING DISTRICT:** RAA (Single Family, Low Density)

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

- Section 86-436(r). Standards for variance by the Zoning Board of Appeals from the strict interpretation of the regulations set forth in Section 86-436.

Eleanor Cowen, the applicant, has requested a variance to allow a 192 square foot accessory building in the floodplain at 4423 Wausau Road. The approximate 0.414 acre site is zoned RAA (Single Family, Low Density).

The site plan shows an existing 1,990 square foot single family house built in 1959 with a pool and canopy on the west side of the house. The accessory building (shed) is 16 feet by 12 feet for a total of 192 square feet and is located on the south side of the property. Accessory buildings under 200 square feet do not require a building permit from the Township. The accessory building is 5.1 feet from the side property line and 68.5 feet from the rear property line. Accessory buildings are required to be no closer than five feet to any side or rear property line and 10 feet from any other structure. The property is located in the floodway portion of the 100 year flood plain. The flood plain consists of two sections, the floodway and the floodway fringe. The floodway is the channel of the watercourse and those portions of the adjoining floodplains which carry and discharge the base flood, as determined by the Federal Emergency Management Agency and as indicated on the flood insurance rate map. The floodway fringe is the portion of the base flood area located outside of the floodway which may generally be considered as the backwater area of the base flood.

The applicant has submitted for a permit from the Michigan Department of Environmental Quality (MDEQ). Officials from the MDEQ have indicated the placement of the accessory building in the floodplain has been approved, but an actual permit has not been issued at this time. The MDEQ stated the accessory building will need to be anchored to prevent flotation or lateral movement, be constructed with flood proof building materials, and have flood vents to allow for water to enter and exit the structure.

**Zoning Board of Appeals**  
**April 11, 2018**  
**RE: ZBA Case No. 18-04-11-1 (Cowen)**  
**Page 2**

Section 86-436(r) allows for the Zoning Board of Appeals (ZBA) to grant a variance from the strict interpretation of the regulations set forth in in the Conservancy District (CV District) section of the Zoning Ordinance. The ZBA will have to consider the following criteria that must be met in addition to the eight criteria stipulated in Section 86-221, before a variance can be granted:

1. No variance shall be granted for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood levels associated with the base flood elevation.
2. a. A sufficient cause for granting the variance must be shown.  
  
b. A determination that failure to grant the variance would result in a practical difficulty to the applicant.  
  
c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense or will not create nuisances, cause fraud on or victimization of the public or conflict with this chapter.  
  
d. A determination that the variance is the minimum necessary to afford relief.

If the Zoning Board of Appeals decides to approve the request, the staff recommends the following condition:

- The applicant receives an approved DEQ permit and completes any conditions applied to the permit.

**Attachments**

1. Application materials
2. Site location map
3. Site pictures

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-04-11\ZBA 18-04-11-1 (Cowen)\STAFF REPORT COWEN



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

VARIANCE APPLICATION

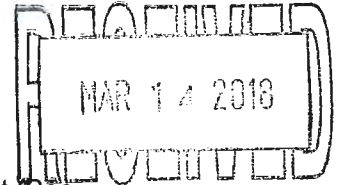
A. Applicant Eleanor Cowen  
Address of Applicant 4423 Wausau Rd  
Okemos MI 48864  
Telephone (Work) 517-256-6664 Telephone (Home) 517-256-6664  
Fax \_\_\_\_\_ Email address: Coweneleanor@gmail.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 4423 Wausau Rd Okemos MI 48864  
Zoning district \_\_\_\_\_ Parcel number 33-02-02-28-227-008

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) § 86-436

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)



Eleanor Cowen Eleanor Cowen 3-11-18  
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: Paul [Signature] 3/14/18

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

I would like to have a zoning variance granted to allow me to have a 12x16 shed on my property.

I purchased the home last summer and it has a "tight" two car garage but I own three vehicles. I have an inground pool (original to the home) and three outdoor seating areas (patio, deck and large pavilion) plus a beautifully landscaped yard. I need the shed to hold all the items used to maintain these areas. Pool equipment, yard tools, mower, wheel barrow and all the patio furniture for the backyard.

To not have a place to store these items from the weather would cause deterioration and be a financial burden on me.

The garage will hardly allow us to open our car doors and does not provide any storage at all.

The shed is placed on the flattest area of the yard, more than 5' 5" from the property line and abides the neighborhood by laws which do not allow it to be anywhere but behind the back line of the home. This eliminates side yard placement. The shed is still 58' from where the flood water rose to on Feb 23rd 2018 so it is illogical that the next 50 year flood will touch it.

DEQ will approve our permit as long as we anchor corners and install flood vents to their specifications. We are in the process of completing these modifications now.

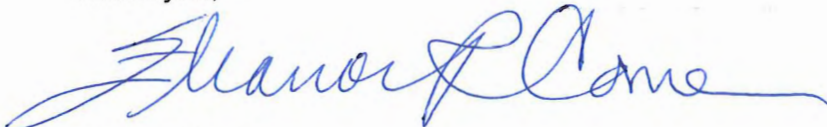
I do not see another solution for the storage of our equipment as we have no other location inside the home or garage to store it. Tacoma Hills Association will not allow it to be placed anywhere but in the backyard.

I have used architectural shingles to roof it, and will have it painted to match the home as soon as the weather permits so that it will fit into the neighborhood well.

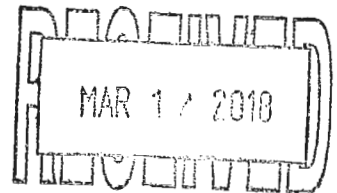
If I could add a third stall to the garage I would but that is not allowed due to setbacks.

I truly need this shed for storage and it would be a financial and practical hardship for me to not be permitted to add a place to keep my belongings on my property.

Thank you,



Eleanor Cowen

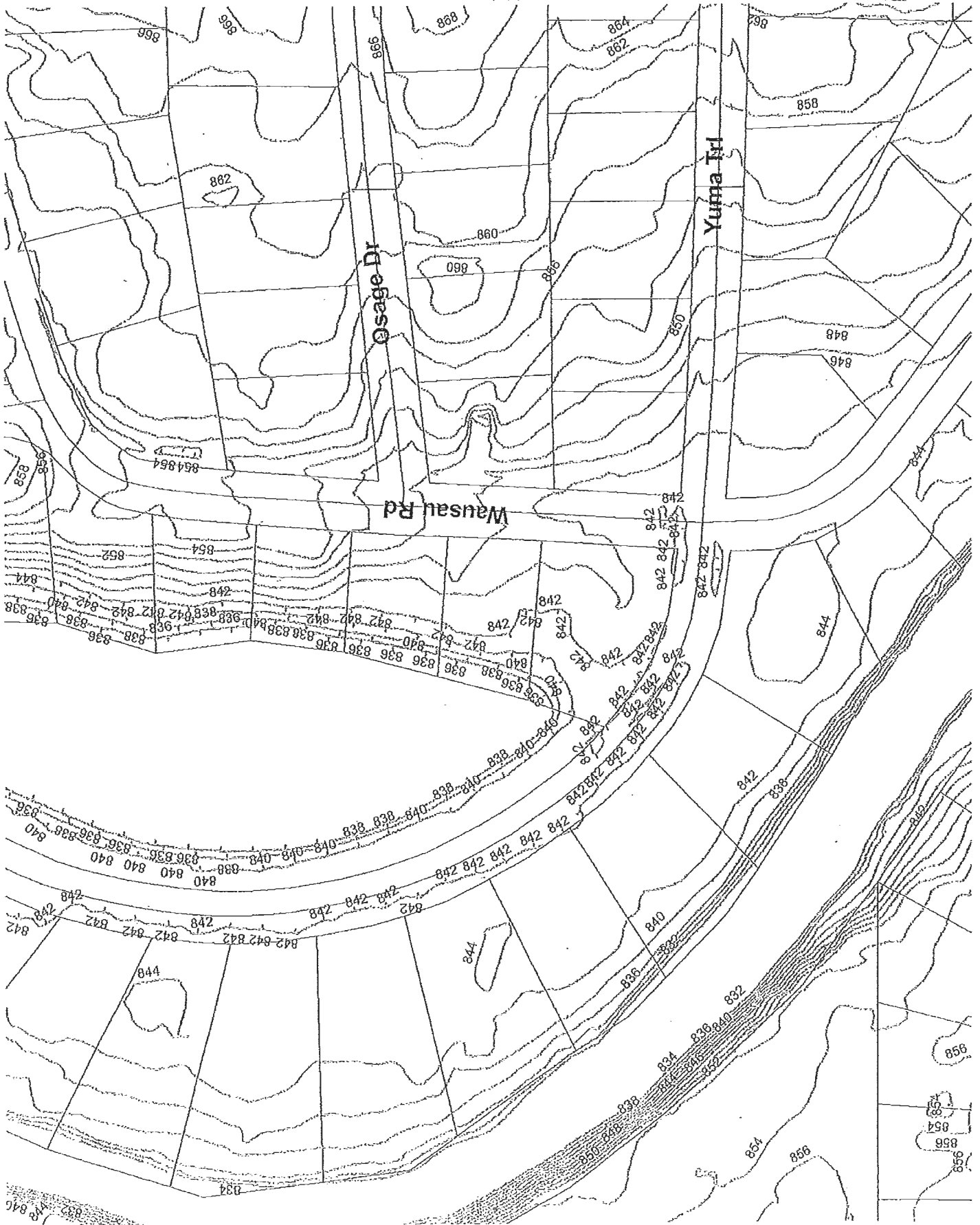


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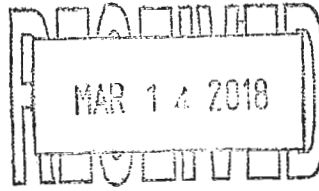
DEQ-LANSING DO

MAR 14 2018





*Joe*  
**BC Barns, Corp**  
 2512 N Shepardsville Rd  
 Ovid, MI 48866



# Proposal

**Proposal Date:** 12/11/2017  
**Proposal #:** 976

**Bill To:**

Peter MacIntyre + *Eleanor Cowen*  
 4243 Wausau Rd.  
 Okemos, MI 48864  
 517-290-8883

**Ship To:**

Description	Quantity	Rate	Total
12x16 Gable Shed		3,100.00	3,100.00T
Upgrade to 3/4" T&G DryPly Floor	192	1.30208	250.00T
Upgrade to 16" OC Studs & Rafters	192	0.65104	125.00T
8x16 Gable Vent	2	20.00	40.00T
24x36 Window with Screen	1	58.00	58.00T
Upgrade to Dimensional Shingles		95.00	95.00T
On-Site Assembly		785.00	785.00T
Delivery Charge		75.00	75.00T
			4,528.00
Build with Doors and Window on 16' eave wall. Door towards left and window towards right.			
		<b>Sales Tax (6.0%)</b>	\$271.68
<b>Total</b>			<b>\$4,799.68</b>

Phone:	Fax:	E-mail	Web Site
989-627-6106		bcbarnsllc@gmail.com	www.bcbarns.com

## 12x16 Gable Shed Specifications

---

### Floor:

Pressure Treated 4x4 Ground Contact Skids 3' OC

Pressure Treated 2x4 Ground Contact Joists 16" OC

3/4" T&G DryPly Sheathing (<https://www.buildgp.com/dryply-plywood>)

### Walls:

2x4 SPF Studs 16" OC

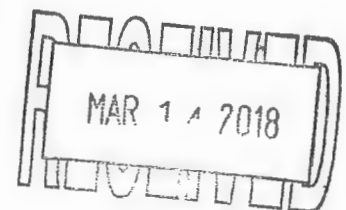
2x4 SPF Wall Plates

1/2" DuraTemp Wood Siding (<http://www.roseburg.com/Product/duratemp-siding/>)

### Trim:

1x3 Pine Trim (on Doors and Corners)

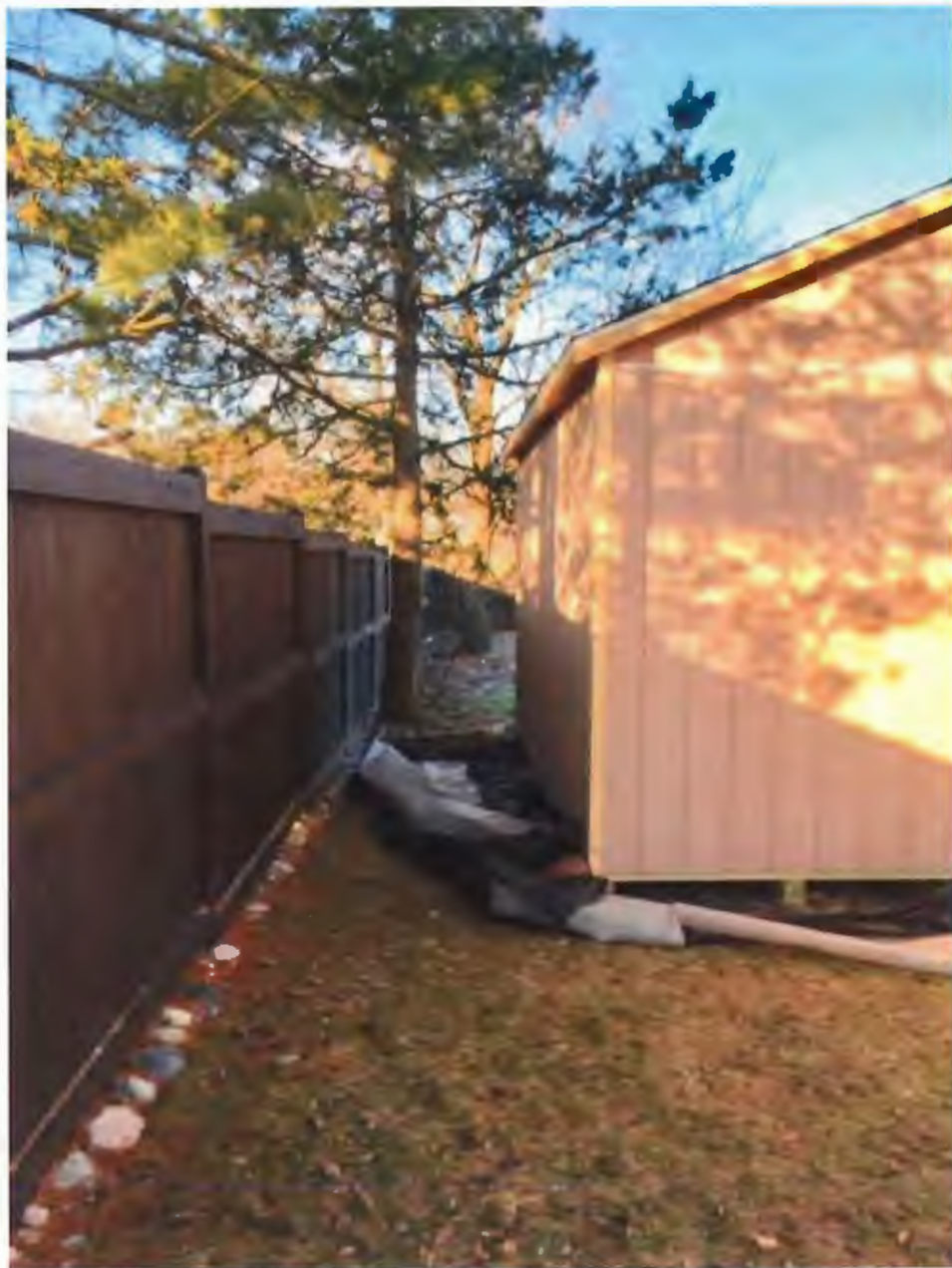
Wood Doors are built with the same Framing and Sheathing materials as the shed walls.







Flood water Feb 23<sup>RD</sup> 2018



RECEIVED  
MAR 14 2018





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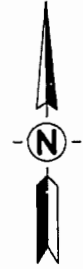
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MAR 14 2018

# LOT SURVEY

For:  
 Eleanor Cowen  
 4423 Wausau  
 Okemos, MI 48864  
 ID: 33-02-02-28-227-008

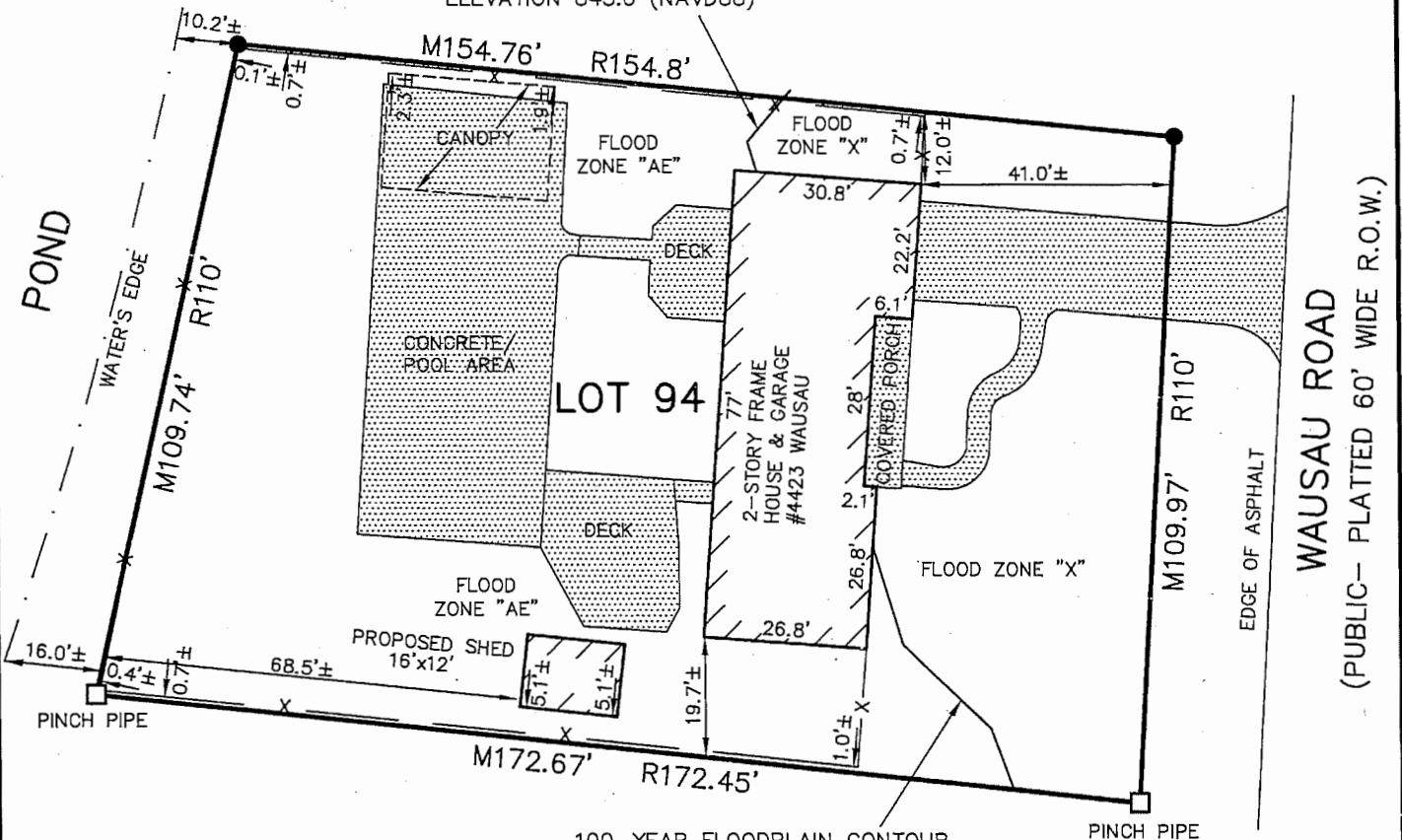
Legal Description (as provided): Lot 94, Tacoma Hills Subdivision No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 20 of Plats, Page 39, Ingham County Records.

- NOTES:  
 1. EASEMENTS, IF ANY, NOT SHOWN  
 2. WATER'S EDGE IS SHOWN AS MEASURED IN THE FIELD ON DECEMBER 29, 2017.

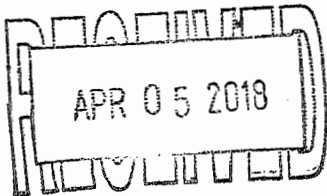


1" = 30'

100-YEAR FLOODPLAIN CONTOUR  
 ACCORDING TO THE NATIONAL FLOOD  
 INSURANCE PROGRAM, FLOOD  
 INSURANCE RATE MAP 260093 0158 D,  
 DATED AUGUST 16, 2011.  
 ELEVATION 845.6 (NAVD88)



100-YEAR FLOODPLAIN CONTOUR  
 ACCORDING TO THE NATIONAL FLOOD  
 INSURANCE PROGRAM, FLOOD  
 INSURANCE RATE MAP 260093 0158 D,  
 DATED AUGUST 16, 2011.  
 ELEVATION 845.6 (NAVD88)



I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- - - = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- \* \* = Fence
- 0.0'± = Denotes Distance to the Survey Line

*E. R. Friestrom*      04/05/18  
 ERICK R. FRIESTROM      DATE  
 PROFESSIONAL SURVEYOR      NO. 53497

	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014    FAX. 517-339-8047
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800    FAX. 269-781-9805
DRAWN BY    SLH	SECTION    21, T4N, R1W
FIELD WORK BY    NAW	JOB NUMBER:
SHEET    1    OF    1	93098.LOT





Osage Dr

Yuma Rd

Wausau Rd

Lagoon Dr



2134

4457

2022

4445

2032

4444

**Osage Dr**

4431

2019

4423

**RAA**

2041

2031

**Wausau Rd**

4411

4410

2034

2024

**Lagoon Dr**

2182

**Yuma Trl**

2194

4386

4374

20

2202

2216









**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** April 6, 2018  
**Re:** ZBA Case No. 18-04-11-2 (Carlin)

---

**ZBA CASE NO.:** 18-04-11-2 (Carlin), 1593 Maiden Lane, Okemos, MI 48864  
**DESCRIPTION:** 1841 Newman Road  
**TAX PARCEL:** 02-177-006  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-687 (4)(d), Freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.
- Section 86-687 (4)(g), The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line.

The applicant is requesting a variance for a proposed 42.2 square foot sign six feet from the front property line at 1841 Newman Road. Based on the materials submitted by the applicant the proposed freestanding sign is 96 inches tall by 92 inches wide (8 feet tall by 7.7 feet wide). However, the total height for the sign is only 86 inches (7.2 feet). Section 86-687 (4)(d) requires signs greater than five feet cannot have a display area greater than 28 square feet with 3 square feet set aside for the address of the property. The total size for display area of the sign is 66 inches tall by 92 inches wide (5.5 feet tall by 7.7 feet wide), for a total of 42.2 square feet. Of the total display area, the address area is 10 inches tall by 84 inches wide (.85 feet tall by 7 feet wide), for a total of 5.8 square feet.

The applicant intends to remove the existing freestanding post and panel sign from the grass area along Marsh Road on the north side of the property. The proposed sign will be for the two existing 2,652 square foot and 2,096 square foot office buildings. The sign will display Ambrose Rehabilitation Consultants and Brian Carlin, DDS Family Dentistry. Section 86-687 (4)(g) requires the sign to be located in the front yard and no closer than 10 feet from the street right-of-way line. The proposed sign is shown 6 feet from the street right-of-way line of Marsh Road, requiring a variance of 4 feet. The applicant intends to construct a sign with a surface display area of 42.2 square feet per side, requiring a variance of 14.2 square feet.

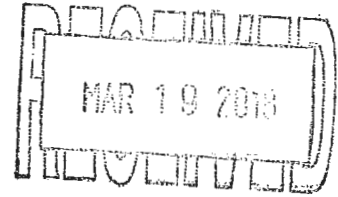
### Attachments

1. Application materials
2. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-04-11\ZBA 18-04-11-2 (Carlin)\STAFF REPORT CARLIN



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



**VARIANCE APPLICATION**

A. Applicant Brian Carlin  
Address of Applicant 1593 Malden Lane, Okemos, MI 48864

Telephone (Work) 517.349.8682 Telephone (Home) 586.604.0189

Fax N/A Email address: carlinbt@hotmail.com

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

B. Site address/location 1831 and 1841 Newman Road, Okemos, MI 48864  
Zoning district C-2 Parcel number 33-02-02-22-177-008

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) \_\_\_\_\_

D. <u>Required Supporting Material</u>	<u>Supporting Material if Applicable</u>
-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)	

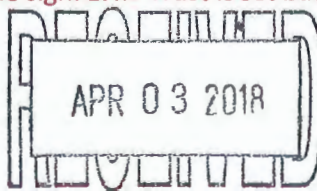
<u>[Signature]</u>	<u>Brian Carlin</u>	<u>3/18/18</u>
Signature of Applicant	Print Name	Date

Fee: \$200.00 Received by/Date: Ken Ogan 3/19/18

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.)

<u>[Signature]</u>	<u>3/18/2018</u>
Signature of Applicant(s)	Date
<u>[Signature]</u>	<u>3/19/18</u>
Signature of Applicant(s)	Date

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 conforming location would result in the sign being (West) located directly behind the shared electrical unit, on a hill, behind a cluster of mature shrubbery, under a large tree, and practically into the parking lot. And on the (East) side located between the parking lot and a tree. Which cars would surly block, and a large row of shrubbery located on the shared property line. And the existing landscaping will interfere with the signs visibility at 60" tall. The 96" height will keep the sign faces visible. Also, there are two separate businesses located on the property creating a need for more square footage.
2. These special circumstances are not self-created. Correct. There has been nothing changed to this portion of the property. Only the new Right-Of-Way for this area is causing the setback and sign height circumstances.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. It would place the sign within the parking lot and losing a parking space. Or the other two options noted in #1.
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. Not granting the variance is potentially dangerous, with the high volume gas station, the curved road and a 60" tall sign being blocked by trees and shrubs causing poor visibility and loss of business.
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. Granting the variance would reduce the chances of automobile accidents and to reduce unwanted additional traffic into the bank parking lot area for turnarounds.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. Granting the variance will not affect the surrounding properties. There are 2 signs on the property now and having one custom sign will only improve the look of the properties and help with customer traffic.
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 existing hill with the electrical boxes and landscaping on the property is much different than the adjacent properties. These properties are more open and flat for better visibility. Thus the need for a taller sign closer to the right of way.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. Granting the variance will bring the Gordon Sign, Lake Trust Sign and our proposed within the same line of sight from the leading edge of the sign. Lake Trust is set back 13'-5" from the sidewalk and Gordons is 19'-0", but with open sightlines.





MAR 19 2018

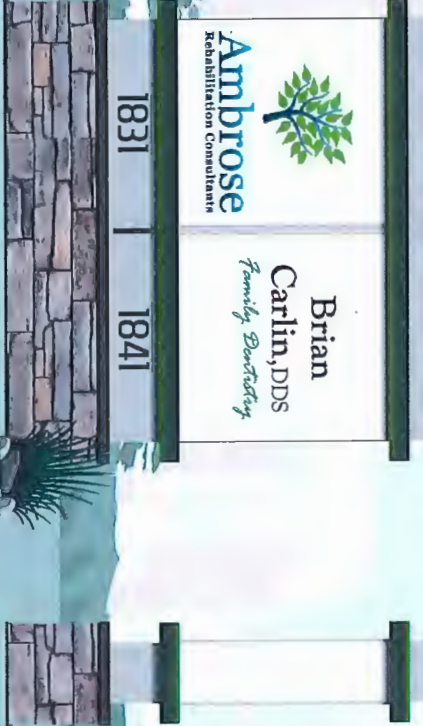


JOHNSON SIGN CO  
 DOES NOT PROVIDE  
 LIABILITY INSURANCE  
 TO SIGN LOCATIONS  
 RESPONSIBLE FOR OTHERS

CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_



MAR 19 2018



EXISTING SIGN LEADING IS 6'-0" FROM SIDEWALK



PROPOSED SIGN LEADING EDGE 13'-5" FROM SIDEWALK

THIS SIGN MANUFACTURER DOES NOT PROVIDE THE PRIVATE ADDRESS TO SIGN LOCATION RESPONSIBILITY OF OTHERS

JOHNSON SIGN CO. DOES NOT PROVIDE THE PRIVATE ADDRESS TO SIGN LOCATION RESPONSIBILITY OF OTHERS

DATE: \_\_\_\_\_

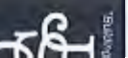
CUSTOMER APPROVAL: \_\_\_\_\_



INTERNATIONAL SIGN ASSOCIATION

FILE NEW PROJ LOCAL ACCC DESIG REVIS NOTE @ D MONN BRIN ALUI STR SIGN ADD FILE NEW PROJ LOCAL ACCC DESIG REVIS NOTE @ D MONN BRIN ALUI STR SIGN ADD

2240 Lane 517 784 31







LAKE TRUST SIGN LEADING IS 13'-5" FROM SIDEWALK

EAST SIDE OF PROPERTY SIGN WOULD BE BLOCKED

GORDON SIGN LEADING IS 19'-0" FROM SIDEWALK

WEST SIDE OF PROPERTY SIGN WOULD BE BLOCKED

BEHOLDERS OF THIS NOTICE SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SIGN.

JOHNSON SIGN CO. DOES NOT PROVIDE SIGNAGE OR LOCATION TO SIGN. LOCATION IS THE RESPONSIBILITY OF OTHERS.

CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

WSA International Sign Association

MAR 1 2024

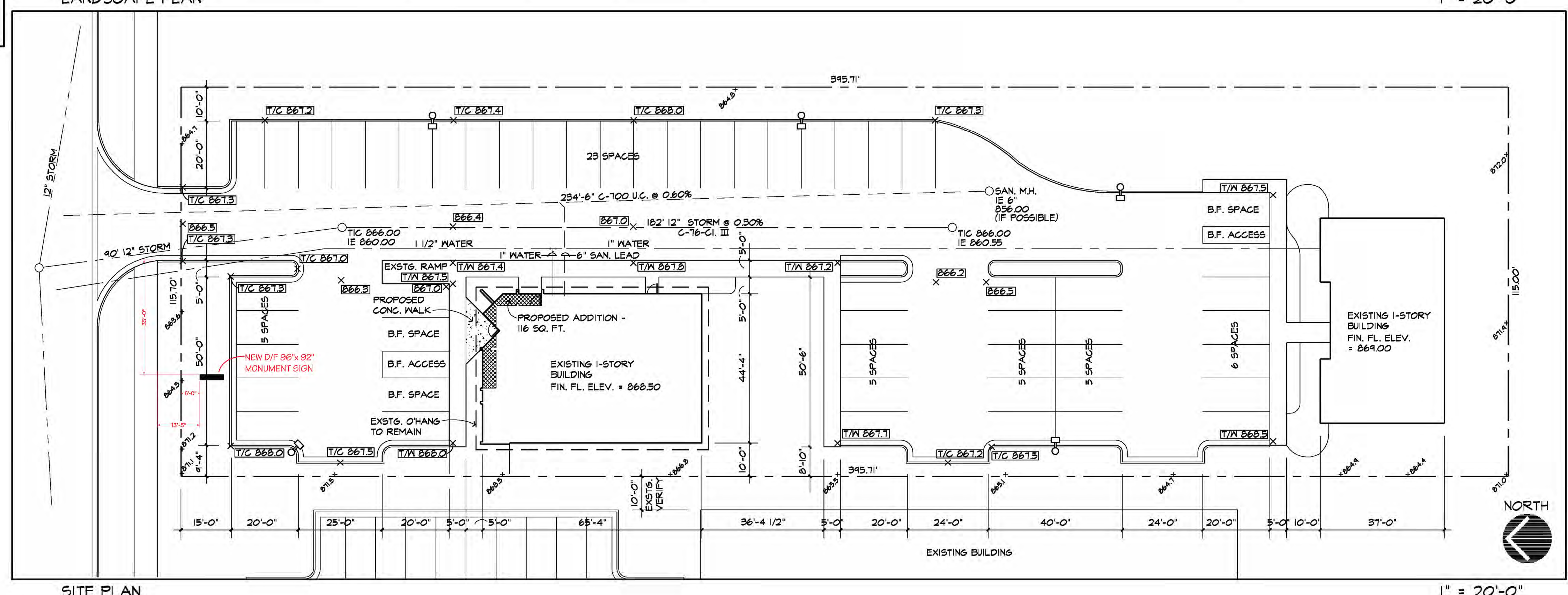
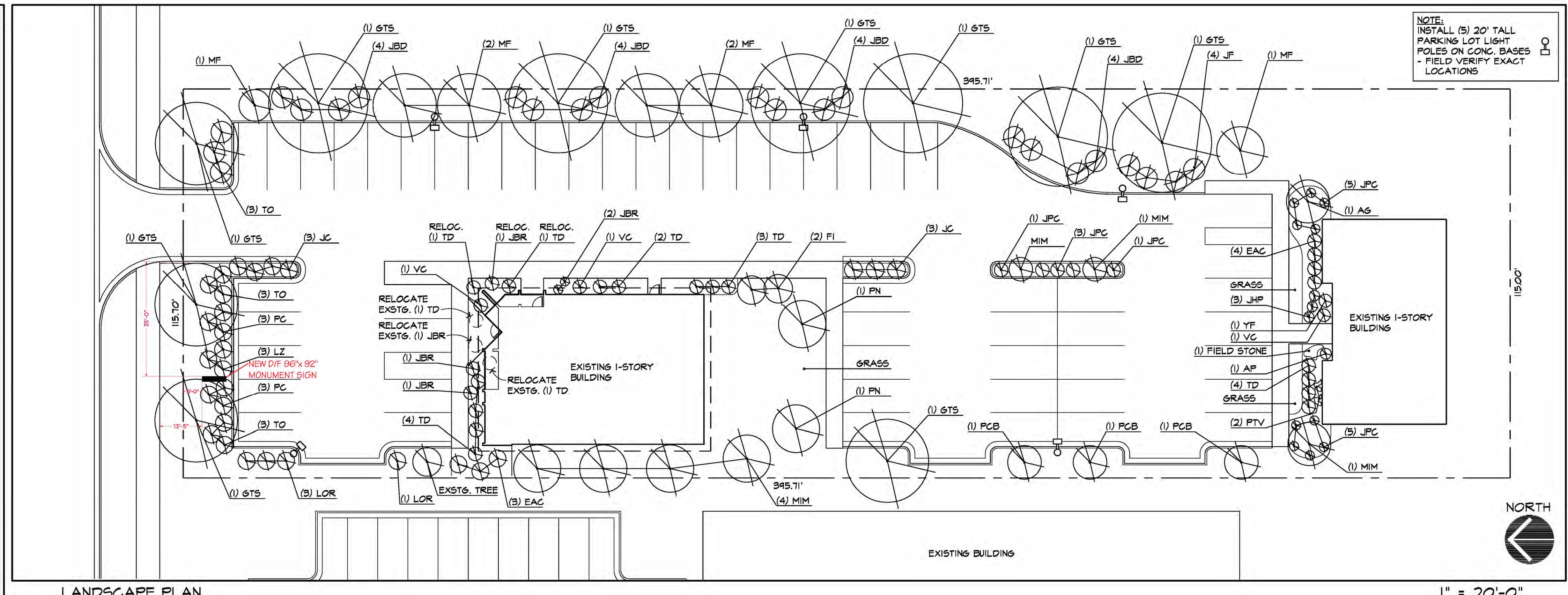
2240 Lan 517 784 St

JOB h NEW PRO LOCAL 1831 OKEI ACCC DESIGN REVIS NOTE @ D MONN BRIN ALU STRU SIGN ADD FILE NEW SCAL 1/2"



PLANT LIST		
ABB. QUAN.	SCIENTIFIC NAME/Common Name	SIZE
EAC 7	EUNOMUS ALATUS COMPACTUS BURNING BUSH	18-24" B4B
FI 2	FORSYTHIA INTERMEDIA BORDER FORSYTHIA	3-4' B4B
GTS 11	GLEDITSIA TRICANTHOS 'SKYLINE' THORNLESS HONEYLOCUST	2 1/2-3" B4B
JF 4	JUNIPERUS L. 'FRUITLAND' FRUITLAND JUNIPER	18-24" B4B
JBD 12	JUNIPERUS H. 'BLUE DANUBE' BLUE DANUBE JUNIPER	15-18" B4B
JBR 5	JUNIPERUS H. 'BLUE RUG' BLUE RUG JUNIPER	15-18" B4B
JC 6	JUNIPERUS H. COMPACTA ANDORA JUNIPER	15-18" B4B
LOR 4	LIGUSTRUM OBT. REGELIAM REGEL PRIVIT	18-24" B4B
LZ 3	LONICERA ZABELI ZABELI HONEYSUCKLE	3-4' B4B
MIM 1	MALUS 'INDIAN MAGIC' INDIAN MAGIC CRABAPPLE	1 1/2-2" B4B
MF 6	MALUS FLORIBUNDA JAPANESE FLOWERING CRABAPPLE	1 1/2-2" B4B
PN 2	PINUS NIGRA AUSTRIAN PINE	4-5' B4B
PC 6	PRUNUS CISTENA SAND CHERRY	3-4' B4B
TD 17	TAXUS DENSIFORMIS DENSE SPREADING YEW	15-18" B4B
TO 12	THUJA OCCIDENTALIS AMERICAN ARBORVITAE	3-4' B4B
VC 3	VIBURNUM CARLESI KOREAN SPICE BUSH	30-36" B4B
AG 1	ACER GINNALA AMUR MAPLE	5-6' HVY
AP 1	ACER PALMATUM JAPANESE MAPLE	3-4' B4B
JHP 3	JUNIPERUS HORIZONTALIS FLUMOLA ANDORRA JUNIPER	#3
JPC 15	JUNIPERUS PFITZNERIANA COMPACTA PFITZER JUNIPER	#3
FTV 2	PARTHENOCISSUS TRICUSPIDATA VEITCH HOPA CRABAPPLE	3 YR. POT
PCB 3	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	1 1/2-2" B4B
YF 1	YUCCA FILAMENTOSA CENTURY PLANT	#3

NOTE:  
ALL PLANT BEDS ARE TO BE COVERED W/ #6  
MILL BLACK PLASTIC AND SHREDDED BARK.



PROPOSED REMODELING FOR:  
**BRIAN CARLIN - DENTAL OFFICE**  
1831 & 1841 NEWMAN RD., OKEMOS, MI 48864





W Grand River Ave

Marsh Rd

Newman Rd

