



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
January 8, 2020 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, December 11, 2019
4. COMMUNICATIONS
 - A. Corridor Improvement Authority RE: ZBA #19-11-13-1
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 20-01-08-1 (Bayle), 5965 Greenman Street, Haslett, MI, 48840

LOCATION: 5965 Greenman Street
PARCEL ID: 10-201-018
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-565(1), Accessory buildings. In a front yard. No accessory building shall project into any front yard.
- 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, the required setback from the centerline of the Lake Lansing Road right-of-way is 100 feet.

The variance requests are to construct an accessory building that would project 34 feet into the front yard and encroach 16 feet into the setback from the centerline of Lake Lansing Road at 5965 Greenman Street.

B. ZBA CASE NO. 19-11-13-1 (East Lansing Lodge, Inc.), 2736 Grand River Avenue, East Lansing, MI, 48823

DESCRIPTION: 2736 Grand River Avenue
TAX PARCEL: 17-460-017
ZONING DISTRICT: C-2 (Commercial)

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

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: Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
January 8, 2020 6:30 pm

- Section 86-225 – No application for a variance, 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 the request is for variances from the following sections 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.
- Section 86-755, Schedule of requirements for parking space. Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule: for motels, hotels, or other commercial lodging establishments, one for each one unit plus extra spaces for dining rooms, ballrooms, or meeting rooms as required by this division.
- Section 86-756(2). Design and construction requirements. For the layout of off-street parking facilities the required maneuvering lane width for 10 foot by 18 foot parking spaces shall be 25 feet.

The variance requests are to expand a nonconforming nonresidential structure with a porte cochere addition, a variance for three parking spaces, and a variance from the required maneuvering lane width for the drive aisles throughout the parking lot at 2736 Grand River Avenue. This is a request to rehear previously denied variances.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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:
Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *DRAFT*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, DECEMBER 11, 2019 6:30 PM
TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members Field-Foster, Wisinski, Lane, Mansour
ABSENT: None
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant
Planner Justin Quagliata

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

MEMBER MANSOUR MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, November 13, 2019

MEMBER FIELD-FOSTER MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, NOVEMBER 13, 2019.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

4. COMMUNICATIONS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

A. ZBA CASE NO. 19-12-11-1 (Getzen), 6188 Green Road, Haslett, MI, 48840

DESCRIPTION:	6188 Green Road
PARCEL ID:	01-426-003
ZONING DISTRICT:	RR (Rural Residential)

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

- Section 86-368(d)(2). Dimensional requirements. Minimum lot width: 200 feet.

The variance request is to execute a land division to create a parcel without 200 feet of lot width (road frontage) at 6188 Green Road.

Assistant Planner Quagliata 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).

Ms. Deborah Getzen, 6188 Green Road, Haslett MI, the applicant, indicated they would like to split the original 43 acre parcel to create a 15 acre parcel with 195.99 feet of lot width so it could be sold to the property owner to the north. The property owner to the north had an easement across the parcel.

Chair Beauchine opened the floor for public remarks.

Mr. William Weer, 6206 Green Road, Haslett MI, stated he was the property owner to the north and wanted to purchase the parcel to have access to Green Road.

Chair Beauchine closed public remarks.

Member Wisinski asked staff to clarify the issue of the easement.

Assistant Planner Quagliata stated Mr. Weer had an easement across the applicant's property for a driveway that provided access for his house to the north.

Chair Beauchine stated if the railroad was not there the proposed 15 acre parcel would have 200 feet of frontage.

Member Mansour stated the 4.01 foot variance was the minimum action necessary.

Member Lane stated the location of the proposed division was logical and would have minimal impact on adjacent properties.

Member Lane read review criteria one from Section 86-221 of the Code of Ordinances which states 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. He stated the railroad and the landlocked parcel to the north were unique circumstances. He added the proposed division of the parcel was in a logical location.

Member Lane read review criteria two which states these special circumstances are not self-created. He stated due to the location of the railroad the circumstance was not self-created.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated there was no other way to provide driveway access to the property to the north and the proposed division was the best way to divide the parcel.

Member Lane read review criteria four which states 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. He stated without the variance the applicant would not be able to divide the parcel in a way that made sense due to the railroad.

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 granting the variance was the minimum action necessary to allow the parcel to be divided.

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 stated this criteria had been met.

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 conditions pertaining to the property were unique so this criteria had been met.

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. He stated this criteria had been met.

MEMBER LANE MOVED TO APPROVE THE VARIANCE REQUEST FROM SECTION 86-368(d)(2).

SECONDED BY MEMBER MANSOUR.

ROLE CALL TO VOTE: YES: Members Lane, Mansour, Field-Foster Wisinski, Chair Beauchine
NO:
Motion carried unanimously.

B. ZBA CASE NO. 19-12-11-2 (Superior Brass), 4884 Dawn Avenue, East Lansing, MI, 48823

DESCRIPTION:	4900 Dawn Avenue
PARCEL ID:	20-204-003
ZONING DISTRICT:	I (Industrial)

The applicant is requesting variances from the following sections 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.

- Section 86-756(14). Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof. As appropriate for the site, no less than three feet in height.

The variances requested are to increase the area and height of a nonconforming nonresidential structure and reconstruct the parking lot with encroachment into the required 15 foot landscaped buffer along the south property line at 4900 Dawn Avenue.

Assistant Planner Quagliata 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).

Mr. Chris Edwards, 4612 Herron Road, Okemos, MI, the owner, stated the proposed improvements were demolishing the office building and installing a loading dock with an overhead roof.

Mr. Kurt Krahulik, D.C. Engineering, 1210 N. Cedar Street, Lansing, the applicant's engineer, stated the Ingham County Road Department (ICRD) would approve the driveway without curb and gutter. They had met with the Ingham County Drain Commissioner's Office (ICDC) and the proposed site could be approved by their office. The amount of impervious surface had been reduced by 20 percent and a landscape buffer 5.7 feet in width was added along the south property line. The width of the drive aisle was needed for access to the overhead door.

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

Member Field-Foster asked staff about the status of the 30-day conditional site plan review period as the conditional approval seemed to have expired.

Assistant Planner Quagliata stated the applicant had granted an extension of the review period.

Member Wisinski asked staff where on the site plan would the pervious surface be located.

Assistant Planner Quagliata stated there would be a landscape buffer of 5.7 feet along the south property line and a lawn area in the northeast corner of the site.

Member Wisinski asked staff were there issues regarding curb and gutter.

Assistant Planner Quagliata stated the applicant had not received approval from ICRD for the curb and gutter waiver at the driveway and also had not received approval from the ICDC.

Member Lane stated the property was unique given the number of buildings and the way the buildings were configured on the property. He stated without the variances the applicant could not proceed with the project.

MEMBER WISINSKI MOVED TO APPROVE THE VARIANCES REQUESTED FOR ZBA CASE NO. 19-12-11-2.

SECONDED BY MEMBER FIELD-FOSTER.

MEMBER MANSOUR OFFERED A FRIENDLY AMENDMENT TO CONDITION THE APPROVAL OF THE VARIANCES UPON THE APPLICANT RECEIVING APPROVAL FROM THE INGHAM COUNTY DRAIN COMMISSIONER AND INGHAM COUNTY ROAD DEPARTMENT.

MEMBER WISINSKI AND MEMBER FIELD-FOSTER ACCEPTED THE FRIENDLY AMENDMENT.

Chair Beauchine read review criteria one from Section 86-221 of the Code of Ordinances which states 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. He stated the property was unique due to the number of buildings on the site.

Chair Beauchine read review criteria two which states these special circumstances are not self-created. He stated the circumstances were not self-created.

Chair Beauchine read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated the applicant was willing to make improvements to nonconforming buildings and without the variances the applicant could not improve the property.

Chair Beauchine read review criteria four which states 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. He stated the improvements would bring the site closer to compliance with the ordinance.

Chair Beauchine 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 the applicant would not be able to use the property for an industrial use without the variances.

Chair Beauchine 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 stated the variances would help with the improvements to the site.

Chair Beauchine 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 improvements would bring value to the area.

Chair Beauchine read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. He stated this criteria had been met.

Chair Beauchine restated the motion. MEMBER WISINSKI MOVED TO APPROVE THE VARIANCES REQUESTED FOR ZBA CASE NO. 19-12-11-2 WITH THE CONDITION THE APPLICANT RECEIVES THE NECESSARY PERMITS AND APPROVALS FROM THE INGHAM COUNTY ROAD DEPARTMENT AND THE INGHAM COUNTY DRAIN COMMISSIONER.

ROLE CALL TO VOTE: YES: Members Wisinski, Field-Foster, Mansour, Lane, Chair Beauchine
NO:
Motion carried unanimously.

C. ZBA CASE NO. 19-12-11-3 (Great Lakes Custom Builder), 2525 Industrial Row Drive, Troy, MI, 48084

DESCRIPTION: 2655 Grand River Avenue
PARCEL ID: 20-205-015
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(3)(c), Wall signs. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

The variance request is to exceed the allowed size for a wall sign by 199.50 square feet at 2655 Grand River Avenue.

Assistant Planner Quagliata 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).

Mr. Jeff Misiak, 2525 Industrial Road Drive, Troy, MI, the applicant's representative, stated they were not aware of the Township sign regulations. He stated the existing panels needed improvement and orange matched the corporate logo.

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

Chair Beauchine asked staff the size of the former Circuit City wall sign.

Assistant Planner Quagliata stated the Circuit City wall sign met the ordinance.

Member Field-Foster stated review criteria two was not met because the circumstances were self-created as the sign was installed in compliance and then later the background was painted which increased the size of the sign.

Member Wisinski asked staff how the applicant could have painted the background.

Assistant Planner Quagliata stated the applicant could have painted the background beige to match the EIFS (exterior insulation and finish system) and not be considered sign area.

Member Mansour stated review criteria two, three, and four were not met. She added the sign as permitted was the same size as the other signs that had been there previously.

Chair Beauchine stated the sign was 382.50 square feet in size instead of 183 square feet which was the maximum size allowed.

Chair Beauchine read review criteria two which states these special circumstances are not self-created. He stated the need for a variance was self-created.

Chair Beauchine read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated the applicant could have a sign that met the requirements of the ordinance.

Chair Beauchine read review criteria four which states 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. He stated there was no practical difficulty.

MEMBER MANSOUR MOVED TO DENY THE VARIANCE FOR ZBA CASE NO. 19-12-11-3 BASED ON THE FAILURE TO MEET REVIEW CRITERIA TWO, THREE, AND FOUR.

SECONDED BY MEMBER WISINSKI.

ROLE CALL TO VOTE: YES: Members Mansour, Wisinski, Lane, Field-Foster, Chair Beauchine
NO:
Motion carried unanimously.

D. ZBA CASE NO. 19-12-11-4 (Earl Daup Signs), 6060 Birch Drive, Flint, MI, 48057

DESCRIPTION:	3545 Meridian Crossing Drive
PARCEL ID:	33-378-005
ZONING DISTRICT:	C-2 (Commercial)

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

- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a façade and no wall sign shall be located on a rear façade.

The variance request is to install a second wall sign at 3545 Meridian Crossing Drive.

Assistant Planner Quagliata 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).

Mr. Gerald Daup, Earl Daup Signs, 6060 Birch Drive, Flint, MI, the applicant's representative, indicated a sign was needed on the south elevation of the building for visibility from Jolly Road and Meridian Crossing Drive. He added the proposed sign was within the square footage allowed.

Mr. Mike Kent, 3545 Meridian Crossing Drive, Okemos, MI, representing Courtyard Marriott, stated the sign was needed on the south facade of the building for recognition.

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

Member Mansour stated due to the curve of Meridian Crossing Drive a person would not know which hotel it was without a sign. She asked staff if the signs on the east side of the hotel were visible when driving north on Meridian Crossing Drive.

Assistant Planner Quagliata stated there was a freestanding sign at the northeast corner of the site near Meridian Crossing Drive and a wall sign over the entrance on the east side of the building.

Member Mansour asked staff if there was a public entrance on the south side of the building.

Assistant Planner Quagliata stated there was no public entrance on the south side and the main entrance to the building was on the east side.

Member Lane questioned if the request rose to the level of a practical difficulty because there was a wall sign on the east side of the building where customers were required to enter the hotel.

Assistant Planner Quagliata stated both existing hotels near this site had received variances for wall signs.

Member Field-Foster stated the Township wanted businesses to be successful and saw a practical difficulty if the public could not see the sign for the building.

Chair Beauchine noted Meridian Crossing Drive wrapped around the building.

Member Field-Foster read review criteria one from Section 86-221 of the Code of Ordinances which states 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. She stated given the number of different buildings in this area signage was needed.

Member Field-Foster read review criteria two which states these special circumstances are not self-created. She stated the circumstances were not self-created.

Member Field-Foster read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. She stated without a sign on the south side of the building it would result in a practical difficulty.

Member Field-Foster read review criteria four which states 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. She stated due to the curve of Meridian Crossing Drive and the number of hotels, without a sign it would be difficult to use the site for the permitted purpose.

Member Field-Foster 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 the proposed sign was the minimum action necessary.

Member Field-Foster 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 there would be no adverse effects on adjacent properties.

Member Field-Foster 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 stated there was no need to create a new ordinance.

Member Field-Foster read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. She stated making sure businesses are allowed to operate and be successful was in the public interest.

MEMBER MANSOUR MOVED TO APPROVE THE VARIANCE REQUESTED FOR ZBA CASE 19-12-11-4.

SECONDED BY CHAIR BEAUCHINE.

ROLE CALL TO VOTE: YES: Member Mansour, Chair Beauchine, Members Lane, Wisinski, Field-Foster
NO:
Motion carried unanimously.

7. OTHER BUSINESS

A. Resolution of Appreciation - Brian Beauchine

MEMBER MANSOUR MOVED TO APPROVE THE RESOLUTION OF APPRECIATION FOR CHAIR BRIAN BEAUCHINE.

SECONDED BY MEMBER FIELD-FOSTER.

VOICE VOTE: YES: All
NO:
Motion carried unanimously.

8. PUBLIC REMARKS

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

9. BOARD MEMBER COMMENTS

Members expressed appreciation for having served with Chair Beauchine.

Chair Beauchine expressed his appreciation for serving the Township.

10. ADJOURNMENT

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Daria Forbes
Recording Secretary



To: Zoning Board of Appeals

From: Jeff Ross, Board Chair, Meridian Corridor Improvement Authority

Date: December 18, 2019

Re: East Lansing Lodge, Inc. Case No. 19-11-13-1

On November 13, 2019 the Zoning Board of Appeals denied the requests from the East Lansing Lodge Inc. applicants for a variety of waivers needed for the remodel of the former Super 8 hotel at 2736 Grand River Ave. The Corridor Improvement Authority (CIA) is particularly interested in the rehabilitation of this property. The site lies within the CIA boundary and is part of a targeted redevelopment area by both the Planning Commission and CIA, as this mixed-use node from Park Lake road west to the East Lansing border is being considered for the Township's first Form Based Code district, which among other design elements, will require buildings be built curbside.

As you probably know, the Super 8 motel turned Knights Inn has long been an eyesore and marginally productive use for the space. The CIA is ecstatic that a new owner with deep roots in the hotel is modernizing the facility and hopes to rebrand to a Clarion Pointe. When complete, we are optimistic it will draw a new clientele to the property. Its proximity to amenities valuable to hotel visitors like Coral Gables, Whole Foods and Ellison Brewing, among others, adds to the benefits of a credible and quality hotel brand.

We understand that part of the mandatory design elements to become a Clarion Pointe is a porte cochere (carport) to allow arriving guests to unload and check in under cover and out of the elements. CIA members reflected that this seems to be the standard in any modern hotel and seems, at face value, to be a reasonable request.

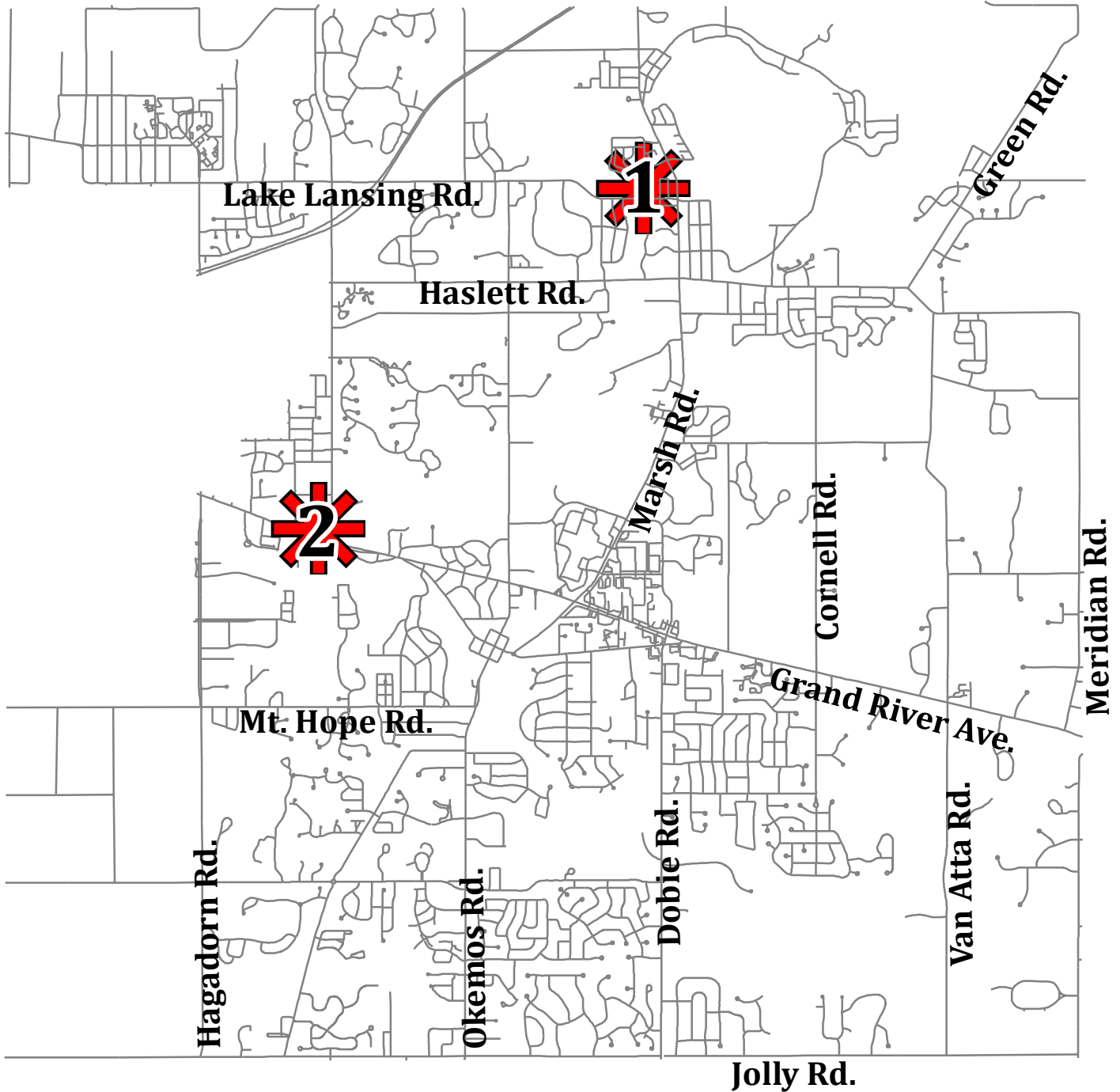
The CIA also understand that the ZBA has a duty to follow its protocol and we, at the CIA, do not profess to be masters of the Code of Ordinances. We collectively and unanimously implore you to consider all avenues at your disposal to find a way to approve their needed porte cochere when they come before you with their updated application in January.

Thank you for your consideration!

Sincerely,

Jeff Ross
Board Chair, on behalf of the
Meridian Corridor Improvement Authority

Meridian Township



Location Map

1. ZBA #20-01-08-1 (Bayle)
2. ZBA #19-11-13-1 (East Lansing Lodge, Inc.)



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: Justin Quagliata, Assistant Planner
Date: January 3, 2020
Re: ZBA Case No. 20-01-08-1 (Bayle)

ZBA CASE NO.: 20-01-08-1 (Bayle), 5965 Greenman Street, Haslett, MI 48840
LOCATION: 5965 Greenman Street
PARCEL ID: 10-201-018
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-565(1), Accessory buildings. In a front yard. No accessory building shall project into any front yard.
- 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, the required setback from the centerline of the Lake Lansing Road right-of-way is 100 feet.

Harold Bayle, the applicant, is proposing to construct an accessory building (detached garage) in the front yard at 5965 Greenman Street. The 0.287 acre (12,501.72 square feet) subject property is zoned RB (Single Family-High Density) and located at the northwest corner of Greenman Street and Lake Lansing Road.

The subject property has two front yards consisting of 119 feet of frontage along Greenman Street and 80 feet of frontage along Lake Lansing Road. The front yard is defined by the area between the leading edge of the principal structure and the road right-of-way. The required front yard setbacks for the subject property are 25 feet from the right-of-way line of Greenman Street and 100 feet from the centerline of Lake Lansing Road.

The proposed detached garage is 24 feet by 24 feet (576 square feet) in size. The applicant intends to locate the detached garage south of the existing house, in the front yard along the frontage of Lake Lansing Road. The distance between the house and the proposed garage is 10 feet. The detached garage would be located 84 feet from the centerline of Lake Lansing Road. A variance of 16 feet is requested for the setback from the street.

The zoning ordinance prohibits accessory buildings from projecting into a front yard. The submitted lot survey shows an 80 square foot shed located in the front yard along Lake Lansing Road and 2.4 feet from the side lot line. For accessory buildings the ordinance requires a five foot setback from side and rear lot lines. The applicant intends to remove the nonconforming shed from the property.

ZBA Case No. 20-01-08-1 (Bayle)
Zoning Board of Appeals (January 8, 2020)
Page 2

A variance of 34 feet is requested to allow the proposed detached garage to project into the front yard along Lake Lansing Road. The 34 feet is comprised of the 10 foot setback between the existing house and the proposed garage and the 24 feet of width of the proposed garage.

Attachments

1. Variance application dated December 6, 2019 and received by the Township on December 6, 2019.
2. Applicant's response to review criteria received by the Township on December 23, 2019.
3. Lot survey prepared by KEBS, Inc. dated October 29, 2019 and received by the Township on December 6, 2019.
4. Site plan received by the Township on December 6, 2019.
5. Zoning map.

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

VARIANCE APPLICATION

- A. Applicant Harold S. Bayle
Address of Applicant 5965 Greenman St Haslett
Telephone (Work) 517-507-6630 Telephone (Home) same
Fax _____ Email address: haroldbayle@me.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 5965 Greenman St Haslett
Zoning district Oak Grove Heights Parcel number Lot 1
- 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. 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)

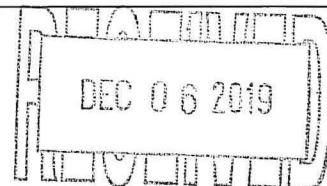
Harold S Bayle Harold S. Bayle 12-6-19
Signature of Applicant Print Name Date

Fee: \$150.00 Received by/Date: Justin Quagliata 12/6/19

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.)**

Harold S Bayle _____
Signature of Applicant(s) Date

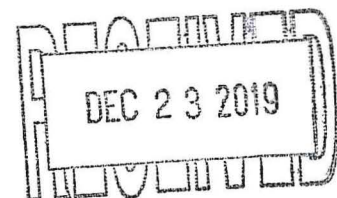
Signature of Applicant(s) Date



Harold Bayle 5965 Greenman St Haslett

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. Answer; the setback on this property of 100 feet from the center of Lake Lansing Road is a further set back than any other property on Lake Lansing Road from this property all the way to Marsh Road.
2. These special circumstances are not self created. Answer; these circumstances are not self created I don't really understand why the setback for this property is 100 feet from the center of the lake Lansing when no other property is that far from the road.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. Answer; if a Variance is not allowed in the circumstances it would hinder owner of property from having a typical functional two stall garage.
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. Answer; the owner of this property being required to keep a total of 100 feet from centerline of Lake Lansing Road would restrict the ability to utilize his property just as other properties in the neighborhood which have buildings much closer to Lake Lansing Road than requested for this property. Need structure would still be 84 feet from the center of Lake Lansing Road which is further than all other buildings along the North side of Lake Lansing Road.
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. Answer; without this variance the majority of this property will be useless to him useless to the owner.
6. Granting the variance will not adversely affect adjacent land or the central character in the passivity of the property. Answer; the allowance of this variance and building of the new structure will enhance the neighborhood and not be detrimental, much like other recent improvements in the neighborhood.
7. 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. Answer; the owner thinks it is very feasible to build a building in the location diagrammed to make his property more usable.
8. Granting the variance will be generally consistent with the public interest and purposes and intent of this chapter. Answer; absolutely.

Sent from my iPhone



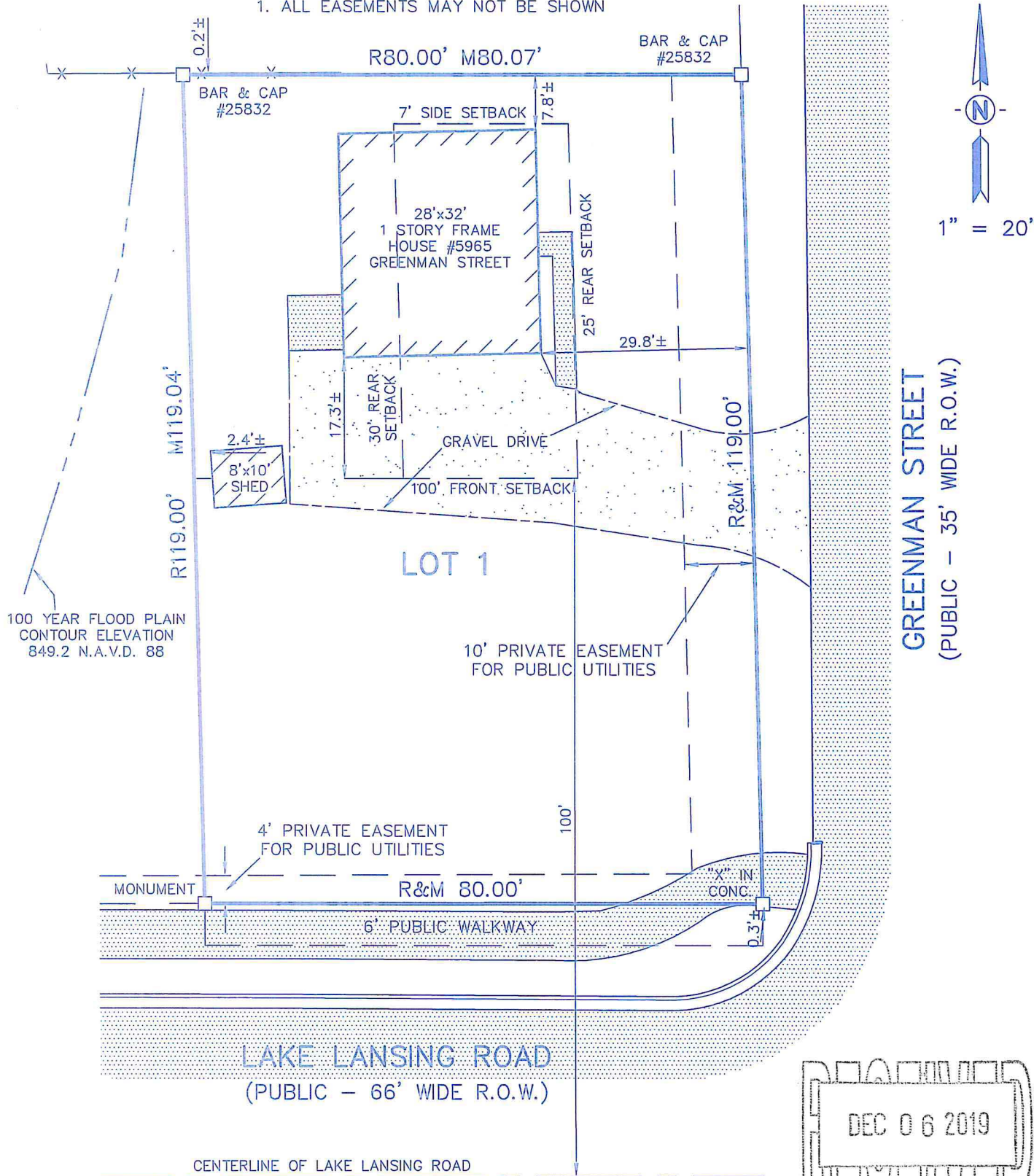
LOT SURVEY

For:
Harold S. Bayle
5965 Greenman Street
Haslett, MI 48840

Survey Address:
5965 Greenman Street
Haslett, MI 48840
ID: 33-02-02-10-201-018

Legal Description (as provided): Lot 1, Oak Grove Heights, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 40 of Plats, Pages 23-25, Ingham County Records.

NOTES:
1. ALL EASEMENTS MAY NOT BE SHOWN



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

ERICK R. FRIESTROM
ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR

10/29/19
DATE
NO. 53497



KEBS, INC. 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 **KDB**

SECTION **10, T4N, R1W**

FIELD WORK BY **RR**

JOB NUMBER:

SHEET **1** OF **1**

95870.LOT

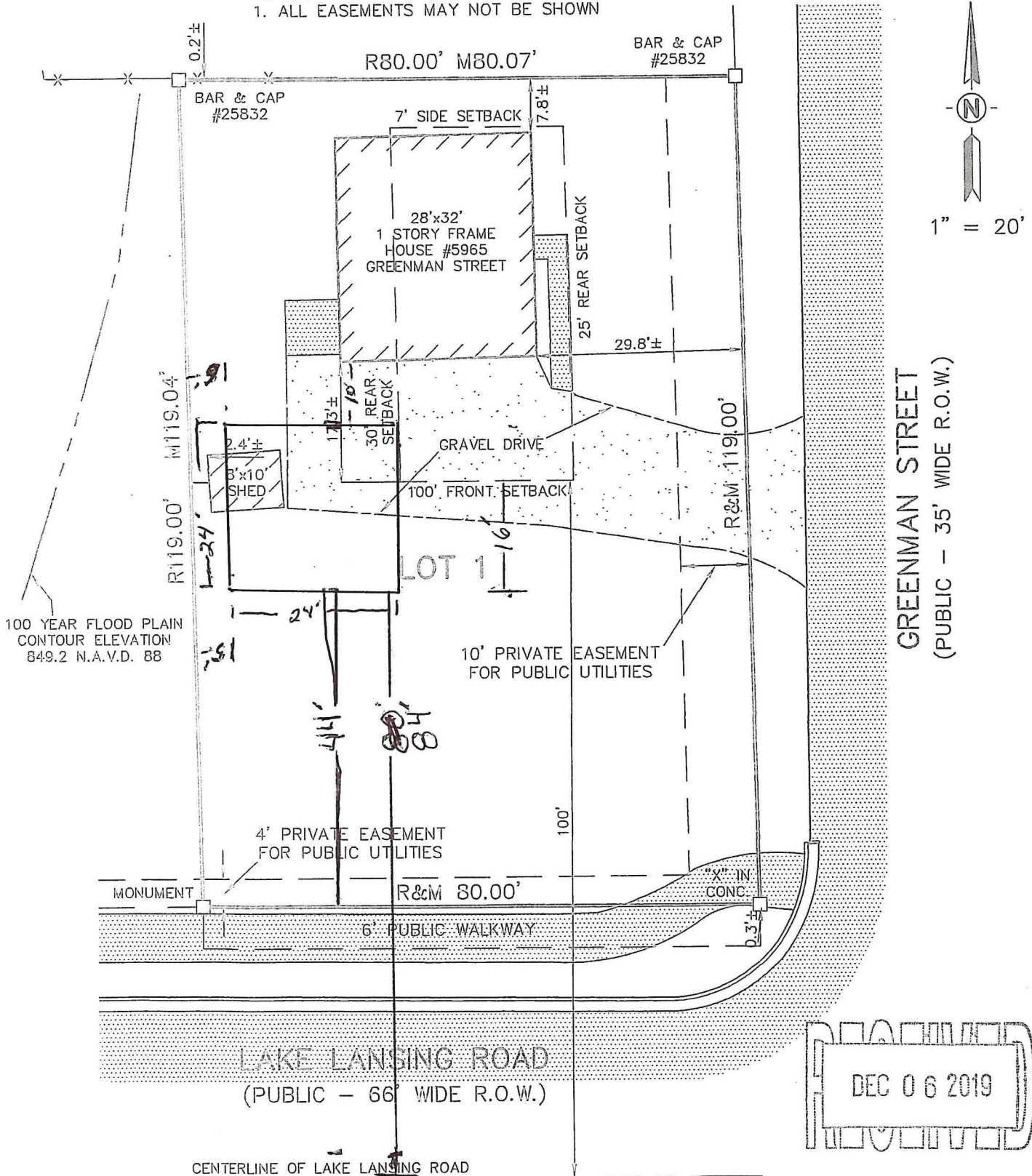
LOT SURVEY

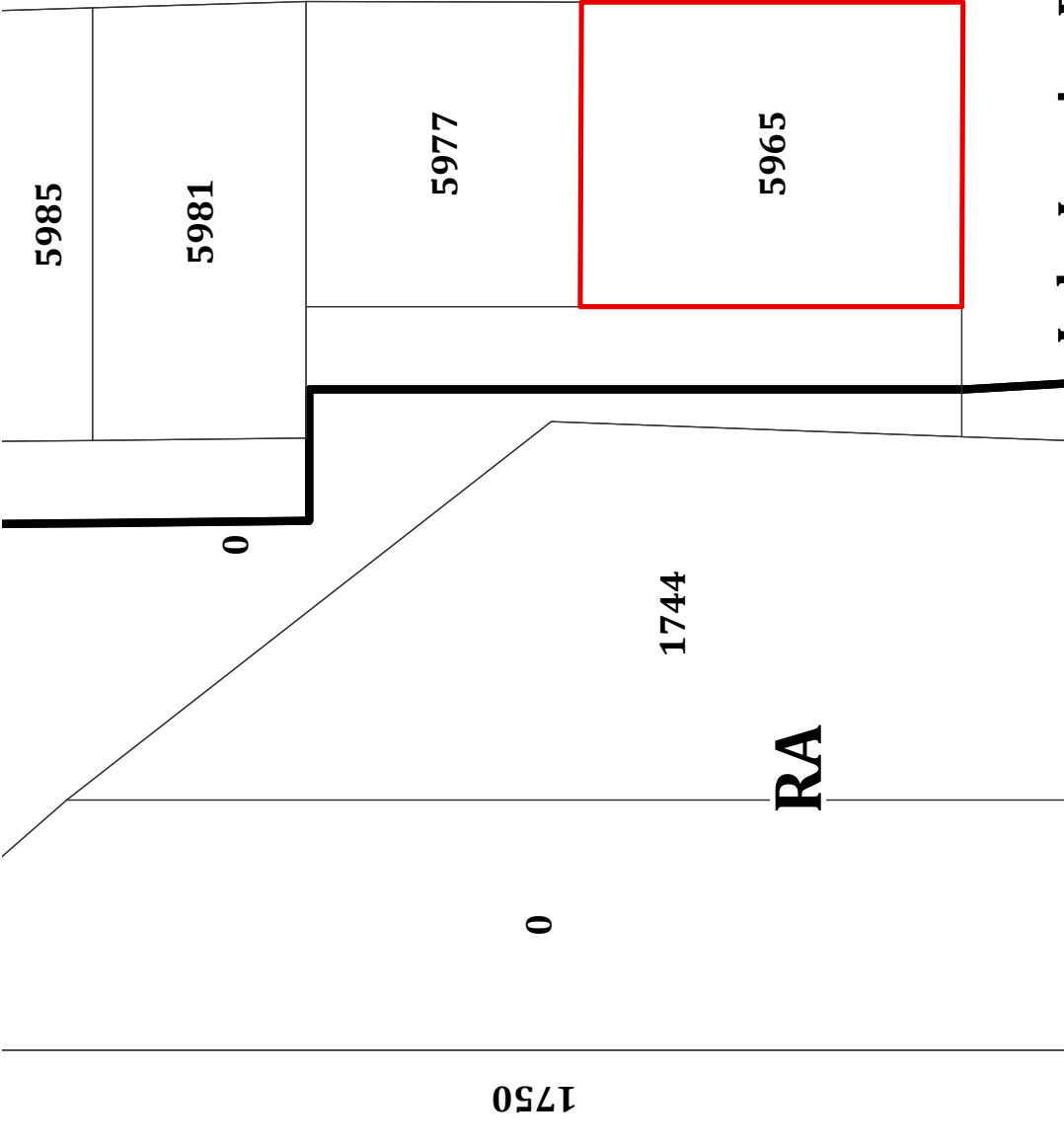
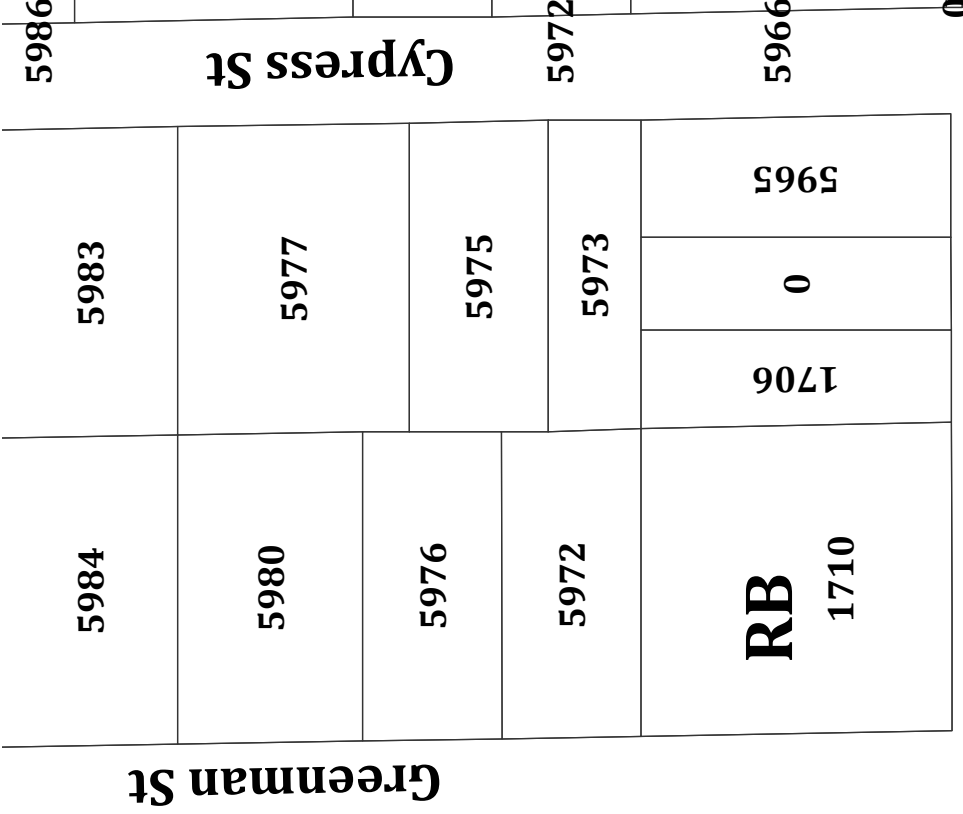
For:
Harold S. Bayle
5965 Greenman Street
Haslett, MI 48840

Survey Address:
5965 Greenman Street
Haslett, MI 48840
ID: 33-02-02-10-201-018

Legal Description (as provided): Lot 1, Oak Grove Heights, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 40 of Plats, Pages 23-25, Ingham County Records.

NOTES:
1. ALL EASEMENTS MAY NOT BE SHOWN







To: Zoning Board of Appeals
From: Justin Quagliata, Assistant Planner
Date: January 3, 2020
Re: ZBA Case No. 19-11-13-1 (East Lansing Lodge, Inc.)

ZBA CASE NO.: 19-11-13-1 (East Lansing Lodge, Inc.), 2736 Grand River Avenue, East Lansing, MI 48823
LOCATION: 2736 Grand River Avenue
PARCEL ID: 17-460-017
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-225 – No application for a variance, 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 requests were to expand a nonconforming nonresidential structure with a porte cochere addition, exceed 70 percent impervious surface coverage, deviate from the required maneuvering lane width for the drive aisles throughout the parking lot, and waive the installation of curb and gutter at 2736 Grand River Avenue. The site plan has been revised so the curb and gutter waiver and variance for impervious surface coverage are no longer requested. The variance requested for the number of parking spaces increased from two spaces to three spaces. Approval from the ZBA is needed in order to rehear the case. If the ZBA decides to rehear the case the request is for variances from the following sections 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.
- Section 86-755, Schedule of requirements for parking space. Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule: for motels, hotels, or other commercial lodging establishments, one for each one unit plus extra spaces for dining rooms, ballrooms, or meeting rooms as required by this division.
- Section 86-756(2). Design and construction requirements. For the layout of off-street parking facilities the required maneuvering lane width for 10 foot by 18 foot parking spaces shall be 25 feet.

ZBA Case No. 19-11-13-1 (East Lansing Lodge, Inc.)
Zoning Board of Appeals (January 8, 2020)
Page 2

East Lansing Lodge, Inc., the applicant, is proposing to construct a 288 square foot porte cochere addition onto the west side of the existing hotel and reconfigure the parking lot located at 2736 Grand River Avenue. The 1.547 acre (67,387.32 square feet) subject property is zoned C-2 (Commercial) and located on the north side of Grand River Avenue, east of Whole Foods.

The existing hotel was constructed in approximately 1959 and is considered nonconforming because it does not meet the 100 foot front yard setback from the centerline of Grand River Avenue. The existing building is located approximately 50 feet from the centerline of Grand River Avenue. The applicant intends to add a porte cochere to the building, which would measure 24 feet in width by 12 feet in depth (288 square feet) and 13.5 feet in height. The addition would be located approximately 88 feet from the centerline of Grand River Avenue. Any addition to a nonconforming nonresidential structure requires approval from the Zoning Board of Appeals.

The existing parking lot is nonconforming. It does not meet the 100 foot setback from the RX (One and Two Family Residential) zoning district to the north, the 20 foot setback from the Grand River Avenue right-of-way line, and the 15 foot setback from the east and west property lines. The existing parking spaces are 9 feet in width and 18 feet in depth. Allowed parking space sizes for 90 degree parking are 9 feet by 20 feet or 10 feet by 18 feet. The applicant is proposing to restripe the parking spaces to 10 feet by 18 feet in size. Based on the dimensions of the proposed parking spaces the required maneuvering lane width is 25 feet. The proposed maneuvering lanes vary in size from 12 feet to 24 feet in width. The applicant is requesting a variance from the required maneuvering lane width for all of the drive aisles throughout the parking lot.

Section 86-755 of the zoning ordinance states the parking requirement for hotels is one space for each one occupancy unit plus extra spaces for dining rooms, ballrooms, or meeting rooms as required by the parking ordinance. The existing building contains 82 rooms and 82 parking spaces are currently provided. After the applicant completes interior renovations the hotel will contain 78 rooms. With the construction of the porte cochere addition the applicant is proposing to reconfigure the parking lot west of the entrance which includes removing parking spaces. Additionally, restriping the parking spaces to 10 feet by 18 feet in size will result in the decrease of parking spaces. With 78 parking spaces required and 75 proposed the applicant is requesting a variance for three parking spaces.

Attachments

1. Variance application dated December 6, 2019 and received by the Township on December 6, 2019.
2. Applicant's response to review criteria received by the Township on December 30, 2019.
3. Site plan prepared by Jarratt Architecture dated December 26, 2019 and received by the Township on December 30, 2019.
4. Minutes from the November 13, 2019 Zoning Board of Appeals meeting.
5. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-11-13\ZBA 19-11-13-1 (East Lansing Lodge, Inc.) - rehearing\ZBA 19-11-13-1 staff report.zba2docx



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

VARIANCE APPLICATION

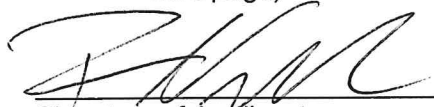
A. Applicant East Lansing Lodge, Inc.
Address of Applicant 2736 E Grand River Ave.
East Lansing, MI 48823
Telephone (Work) 248 798 3828 Telephone (Home) _____
Fax 313 567 5732 Email address: ryan.nofar@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2736 E. Grand River Ave. East Lansing, MI 48823
Zoning district _____ Parcel number _____

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. 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)


Signature of Applicant

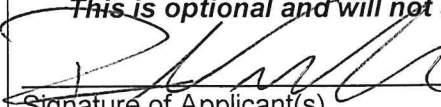
Ryan Nofar
Print Name

12/6/2019
Date

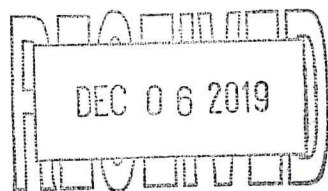
Fee: \$450.00

Received by/Date: Justin Quagliata 12/6/19

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.)**

 _____ Date 12/6/2019
Signature of Applicant(s) Date

Signature of Applicant(s) Date



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. ***The proposed porte cochere is a brand requirement in order to fulfill the obligations in order to license/open as the mid-scale brand. The proposed location of the porte cochere is necessary because of the location of the current lobby/proposed lobby. Any other location would take away significant pervious surface, and would not be ideal.***
2. These special circumstances are not self-created. ***The current building and location are existing.***
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. ***We would not be able to provide the porte cochere, which is a requirement of the mid-scale brand.***
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. ***We would not be able to provide the porte cochere, which is a requirement of the mid-scale brand.***
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. ***The addition of the porte cochere will allow the property to go from economy scale to mid-scale and be an improvement to the area and public safety.***
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. ***The addition will not have any negative effect to the surrounding area and will be an improvement.***
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 situation is unique.***
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. ***The improvement will provide more upscale accommodation options to this area and an improvement to public safety.***

Changes made on this submission from the last include: non request for curb/gutter variance and non request for pervious surface variance. The curb/gutter has been added to the plan, and the plan has been revised to not lose any pervious surface total. Parking space dimensions are marked according to requested measurements.

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *APPROVED*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, NOVEMBER 13, 2019 6:30 PM
TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members Field-Foster, Wisinski, Lane
ABSENT: Member Mansour
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant
Planner Justin Quagliata

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

MEMBER FIELD-FOSTER MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, October 23, 2019

MEMBER LANE MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, OCTOBER 23,
2019.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

4. COMMUNICATIONS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

**A. ZBA CASE NO. 19-11-13-1 (East Lansing Lodge, Inc.), 2736 Grand River, East Lansing,
MI, 48823**

DESCRIPTION: 2736 Grand River Avenue
TAX PARCEL: 17-460-017
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting variances from the following sections 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.
- Section 86-402(17). Maximum impervious surface. The maximum percentage of impervious surface permitted on a site shall be 70 percent. 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.
- Section 86-755, Schedule of requirements for parking space. Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule: for motels, hotels, or other commercial lodging establishments, one for each one unit plus extra spaces for dining rooms, ballrooms, or meeting rooms as required by this division.
- Section 86-756(2). Design and construction requirements. For the layout of off-street parking facilities the required maneuvering lane width for 10 foot by 18 foot parking spaces shall be 25 feet.
- Section 86-756(7), Curb and gutter. Concrete curb and gutter shall be required in order to control storm water flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings.

The variance requests are to expand a nonconforming nonresidential structure, exceed 70 percent impervious surface coverage, and reconfigure the parking lot at 2736 Grand River Avenue.

Assistant Planner Quagliata 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).

Mr. William Jarratt, 108 N. LaFayette, South Lyon, MI, the applicant's representative, indicated the applicant's preference was to keep the existing layout with the same size parking spaces and aisle width and no curb and gutter.

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

Assistant Planner Quagliata stated the existing building had 82 rooms and the applicant proposed to remove four rooms. With 78 rooms 78 parking spaces were required and the applicant proposed 76 parking spaces so a variance for two parking spaces was requested. The applicant intended to resurface the parking lot and was required to restripe the spaces to 10 feet in width and 18 feet in depth. He also stated the applicant had to demonstrate how stormwater runoff could be controlled without curb and gutter.

Mr. Jarratt stated nine foot wide parking spaces would allow for more spaces. He stated short-term parallel parking spaces could be striped where drive aisles were wide enough to add two parking spaces.

Assistant Planner Quagliata stated short-term parallel parking would not be counted as two permanent parking spaces. The existing driveways were nonconforming to Michigan Department of Transportation (MDOT) and Township standards and with nonconforming maneuvering lane widths cars parked in drive aisles and parallel at the driveways would block access to and circulation around the site.

Chair Beauchine read review criteria one from Section 86-221 of the Code of Ordinances which states 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. He stated the site met this requirement.

Assistant Planner Quagliata stated three items could be counted towards pervious surface: (1) perimeter landscape buffers, (2) fifty percent of a stormwater detention or retention basin, and (3) parking lot islands and medians that are 20 feet or greater in each dimension.

Member Wisinski asked staff how the pervious surface was calculated.

Assistant Planner Quagliata stated the applicant's engineer would need to do calculations.

Member Field-Foster stated it was difficult to determine the minimum action necessary due to the lack of information provided by the applicant.

Member Lane suggested considering the area on the northern portion of the site as impervious unless information was submitted that demonstrated otherwise. He stated while the site may be unique the hotel had been there for many years without a porte-cochere and not having it was not a hardship.

Chair Beauchine read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Chair Beauchine read review criteria four which states 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. He stated review criteria three and four had not been met.

Chair Beauchine 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 not allowing the porte-cochere would be the minimum action.

Chair Beauchine 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 stated this criteria was not met as no information regarding how the stormwater would be managed was provided.

Chair Beauchine 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 this criteria had been met.

Chair Beauchine read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter. He stated the proposed project would improve the site.

Chair Beauchine stated the maximum impervious surface coverage was over 70 percent and could not meet review criteria three, four, five, and six.

Chair Beauchine asked staff if 9 foot by 20 foot parking spaces could be striped on the site.

Assistant Planner Quagliata stated the intent of requiring 10 foot by 18 foot parking spaces was to keep the maneuvering lane widths closer to compliance with the ordinance.

Member Lane asked staff what was the number of rooms in the hotel.

Assistant Planner Quagliata stated following interior renovations the hotel would contain 78 rooms so 78 parking spaces were required. He added with 76 parking spaces proposed a variance for two parking spaces was requested.

Member Field-Foster questioned whether the number of parking spaces was conforming with 82 parking spaces.

Assistant Planner Quagliata stated the existing number of parking spaces was conforming but the dimensions of the parking spaces were nonconforming.

Member Lane stated if it were not for the porte-cochere and the circle drive there would be sufficient parking.

Mr. Jarratt stated in order to upgrade the hotel it would be a hardship not to include a porte-cochere in order to compete with other hotels.

Member Lane stated the hardship had to be tied to the use of the land and whether the hotel could operate without the porte-cochere. He noted the hotel could be operated without a porte-cochere.

Chair Beauchine stated the concern with the lack of information and a case had not been made to satisfy review criteria two, three, four, five, and six.

Chair Beauchine stated the ZBA could deny the request, table the request, or postpone the request which would allow the applicant to come back with additional information.

Assistant Planner Quagliata expressed preference for tabling the case. He stated whether the case was tabled or denied new noticing would be required.

Chair Beauchine asked the applicant if they had anything to add regarding disposition.

Mr. Jarratt reiterated the financial difficulty of delaying the project.

Chair Beauchine stated the ZBA could not consider the financial difficulties of the applicant when making a decision.

MEMBER FIELD-FOSTER MOVED TO DENY ZBA CASE NO. 19-11-13-1, THE VARIANCES REQUESTED FROM SECTION 86-618(2), SECTION 86-402(17), SECTION 86-755, SECTION 86-756(2), AND SECTION 86-756(7) BASED ON THE INABILITY OF ANY OF THE FIVE REQUESTS TO MEET REVIEW CRITERIA THREE, FOUR, AND FIVE.

SECONDED BY MEMBER LANE.

ROLE CALL TO VOTE: YES: Members Field-Foster, Lane, Wisinski, Chair Beauchine
NO:
Motion carried unanimously.

7. OTHER BUSINESS

A. 2020 Meeting Schedule

MEMBER WISINSKI MOVED TO ADOPT THE RESOLUTION APPROVING THE 2020 ZONING BOARD OF APPEALS MEETING SCHEDULE.

SECONDED BY MEMBER FIELD-FOSTER.

ROLE CALL TO VOTE: YES: Members Wisinski, Field-Foster, Lane, Chair Beauchine
NO:
Motion carried unanimously.

8. PUBLIC REMARKS

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

9. BOARD MEMBER COMMENTS

Assistant Planner Quagliata noted the next ZBA meeting was December 11, 2019.

10. ADJOURNMENT

Meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Justin Quagliata
Assistant Planner

