



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
April 14, 2021 6:30 pm

**Zoom meeting ID: 867 6651 8469**  
**Zoom password: 5151**

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

A. March 10, 2021 Meeting Minutes

4. COMMUNICATIONS

A. M. Charlotte Stafford & George Bubolz III 5896 Shaw RE: ZBA #21-04-14-1

5. UNFINISHED BUSINESS

6. NEW BUSINESS

**A. ZBA CASE NO. 21-04-14-1 (Fillion), 5926 Shaw Street, Haslett, MI, 48840**

DESCRIPTION: 5926 Shaw Street  
TAX PARCEL: 10-279-004  
ZONING DISTRICT: RN (Village of Nemoka, Mixed Residential), Lake Lansing Overlay

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

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-442(f)(9)(b) - which states a driveway shall not occupy more than 35% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.

Rebecca Fillion, the applicant, is requesting a variance to construct a garage and second story addition on an existing nonconforming single family home and to bring the existing driveway into compliance.

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

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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: 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, MARCH 10, 2021  
TOWN HALL ROOM**

PRESENT: Chair Mansour, Members Kulhanek, Newman, Opsommer, Shorkey

ABSENT: None

STAFF: Community Planning and Development Director Kieselbach; Assistant Planner Keith Chapman

**1. CALL MEETING TO ORDER**

Chair Mansour called the meeting to order at 6:31 p.m.

**2. APPROVAL OF AGENDA**

MEMBER OPSOMMER MOVED TO APPROVE THE AGENDA AS SUBMITTED.

SECONDED BY MEMBER SHORKEY

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Opsommer, Newman, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

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

A. February 24, 2021 Meeting Minutes

CHAIR MANSOUR MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, FEBRUARY 24, 2021 AS SUBMITTED.

SECONDED BY MEMBER OPSOMMER.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Opsommer, Newman, Kulhanek, Chair Mansour

NAYS: None

Motion carried: 5-0

**4. COMMUNICATIONS**

A. Jeff Williams 5566 White Ash Lane; RE: ZBA #21-03-10-1

B. Chippewa Woods Homeowners Association RE: ZBA #21-03-10-1

**5. UNFINISHED BUSINESS**

None

## 6. NEW BUSINESS

### A. ZBA CASE NO. 21-03-10-1 (Lommel), 5528 Silverleaf Court, Haslett, MI, 48840

DESCRIPTION: 5528 Silverleaf Court  
TAX PARCEL: 11-481-026  
ZONING DISTRICT: RA (Single Family-Medium Density)

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

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

Marsha Lommel, the applicant, is requesting a variance to construct an enclosed porch at 5528 Silverleaf Court.

Assistant Planner Chapman outlined the case for discussion.

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

Marsha Lommel, 5528 Silverleaf Court, Haslett, stated the proposed enclosed porch (deck) would face a wooded, wetland area and not encroach on any neighbors. The Chippewa Homeowners Association had approved the request to enclose the deck to proceed with the project. She stated the addition will enhance the residence and the other residences in the neighborhood have three-season rooms.

Trustee Opsommer asked if there were any other houses in the neighborhood with a rear yard setback issue.

Assistant Planner Chapman replied no as most of the houses had decks.

Trustee Opsommer stated the existing deck extends past the southern wall of the house. He asked if the additional footage was due to the proposed construction.

Ms. Lommel replied yes.

Trustee Opsommer stated the existing support system posts may need to be reconstructed for the three-season room. He asked if the reconstruction of the deck would require a variance.

Chair Mansour stated the existing deck is conforming but enclosing the deck would be considered part of the principle structure and require a variance for the rear yard setback.

Chair Mansour stated there was a practical difficulty requiring the structure to be removed to become a three-season room. The new structure would encroach into the setback requiring a variance of two feet in order to conform. This request would be the minimal action. The Township received the approval from the homeowners association and a letter of support from a neighbor for the proposed construction.

Member Kulhanek stated the approval of this request could result in requests from neighbors for enclosed decks that encroach into a rear yard.

Chair Mansour 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. Chair Mansour stated the lots in this neighborhood were uniquely shaped.

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

Trustee Opsommer stated the support posts for the existing deck may not support an enclosed porch. If the deck had been engineered differently, there would not be a need for the setback variance which creates a unique circumstance.

Ms. Lommel stated if the support posts had been moved in two feet, then there would have been a two foot overhang.

Chair Mansour 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 Mansour stated the existing deck is in compliance and the practical difficulty was the enclosed deck would have to be built in compliance by two feet. This would not be in the spirit of the Zoning Ordinance and the request was the minimal needed.

Member Kulhanek stated although it may be the minimal amount, he was concerned about receiving additional requests of this type.

Member Opsommer asked what was the public intent in treating an enclosed deck versus an unenclosed deck.

Director Kieselbach stated the intent of the Zoning Ordinance is when a deck is enclosed with walls and a roof, it becomes part of the principal structure. Also, in the future, it would allow the owner an opportunity to enclose the lower portion of the deck and then that enclosure would become part of the principal structure.

Member Opsommer asked if a building permit would be required because of it becoming as it would be part of the principal structure.

Director Kieselbach replied yes.

Director Kieselbach stated if the variance is approved for the 2.2", the contractor will need to verify that the support posts can hold the additional weight of the proposed roofed area.

Chair Mansour asked if the posts are required to be replaced, can a condition be put on the variance to have the posts moved in two feet to make the request compliant.

Director Kieselbach replied yes but until the building inspector had the opportunity to inspect the posts he was not sure if the posts needed to be replaced.

Chair Mansour asked when would the determination be made.

Director Kieselbach stated staff ask the contractor to verify the posts could support the additional weight prior to construction.

Chair Mansour stated a condition could be added if the posts have to be replaced the construction needs to come into compliance.

Chair Mansour 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. Chair Mansour stated the property owner has stated it would improve her lifestyle if the deck was enclosed, but it would not prevent the owner from using the property for its permitted purpose.

Member Kulhanek stated would not prevent the owner from using the property for its permitted purpose.

Chair Mansour 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. Chair Mansour stated the request for two feet was the minimal action needed.

Member Opsommer stated the enclosure would reduce noise and a public benefit to the property owner and adjacent property owners.

Chair Mansour 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. Chair Mansour stated this criteria had been met and the request will enhance the character of the neighborhood.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. Chair Mansour stated she does not recall any similar cases in this area. Each case is reviewed individually, variances go with the property and understood the concern that granting the variance could potentially allow similar requests.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. Chair Mansour stated she would suggest placing a condition that any further improvements would require the approval of the ZBA.

Member Shorkey suggested a condition for this the variance apply only to the upper deck and any enclosure of the lower deck would require a variance.

Member Kulhanek stated this was a single family house, in single family district. While an enhancement, the house is being used for its permitted purpose. Considering criteria three, the enclosed deck could be built two feet smaller to be in compliance.

Member Shorkey the Zoning Ordinance considers the open deck as one type of structure while the enclosed deck is part of the principal structure.

Chair Mansour asked if the lower was nonconforming.

Director Kieselbach replied the Zoning Ordinance allows an unenclosed porch/deck to extend out further than the principal structure. When the porch/deck is enclosed with walls and a roof, then the porch/deck needs to meet the same setbacks as the principal structure.

Member Opsommer stated once the deck is enclosed, then additional steps need to be taken to bring into compliance. He would support adding conditions with respect to construction for both the upper and lower decks. The purposes of the rear yard setback, is to provide a buffer. There is open space adjacent to the lot and wooded area in the rear yard and there will not be two homes abutting each other.

Member Newman stated if the request was denied it did not mean the three-season room could not be built. It would need to be reduced by 2.2' to be approved.

MEMBER SHORKEY MOVED TO APPROVE THE 2.2' VARIANCE FOR THE THREE SEASON ROOM WITH TWO CONDITIONS: 1) ANY BUILDING PERMIT FOR HVAC, PLUMBING, OR ELECTRICAL WILL TRIGGER A REVIEW OF THIS APPLICATION WITH THE POSSIBLE REVOCATION AND 2) THIS VARIANCE SHALL APPLY ONLY TO THE CURRENT UPPER STORY DECK AND ANY ATTEMPT TO ENCLOSE ANYTHING ON THE GROUND LEVEL WILL RESULT IN A NEW VARIANCE APPLICATION FOR ZBA CASE NO. 21-03-10-1 (Lommel), 5528 Silverleaf Court, Haslett, MI, 48840.

Chair Mansour asked if these conditions would satisfy the scope of what has been discussed to prevent this request from becoming a four-season room and an addition to the home.

Director Kieselbach suggested the following wording for the conditions: 1) the variance is to enclose the upper deck as a three-seasons room subject to the plans as submitted and further changes to the three-seasons room may be subject to Zoning Board of Appeals approval and 2) the lower deck shall not be enclosed unless approved by the Zoning Board of Appeals

Board Member Shorkey accepted Director Kieselbach's suggested wording.

SECONDED BY MEMBER OPSOMMER

Discussion:

Chair Mansour stated there will be installation of HVAC or plumbing that would result in the three-season room becoming livable space versus being just an enclosed deck. The property owner met criteria four. Enclosing the deck, the property owner is not unreasonably prevented from using the property.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Opsommer, Newman, Chair Mansour

NAYS: Member Kulhanek

Motion carried: 4-1

**7. OTHER BUSINESS**

None

**8. PUBLIC REMARKS**

Chair Mansour opened the floor for public remarks at 7:54 pm

Bryanna Idzior, 207 Collingwood Drive, Reporting Intern for HOM-TV, asked what the rules were for the unenclosed deck.

Director Kieselbach stated the location of the house determines the rear yard setback. The minimum setback is 30 feet. The Zoning Ordinance states if the house is built at 30 feet, a property owner is allowed to extend a deck or encroach into the area up to eight feet for an deck. The property owner's existing unenclosed deck was compliant but when proposed to be enclosed the deck becomes part of the principal structure and must meet the setback of 30 feet.

Chair Mansour closed public remarks.

**9. MEMBER COMMENTS**

Chair Mansour welcomed new Alternate Board Member Alex Newman.

**10. ADJOURNMENT**

Meeting adjourned at 7:58 pm.

Respectfully Submitted.

Robin Faust, Administrative Assistant II

## Keith Chapman

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**From:** Charlotte <charlottes818@aol.com>  
**Sent:** Thursday, April 08, 2021 6:26 PM  
**To:** Keith Chapman  
**Cc:** r\_fuller18@yahoo.com; skifishfun@gmail.com  
**Subject:** Zoning Boards of Appeals #21-04-14-1 (Fillion) 5926 Shaw Street

Dear Mr. Chapman,

We are writing today to offer our 100% support to Becky Fillion's request to enclose her existing carport and to build a second story upon her existing footprint. As foot traffic has increased along our street, it will not only provide more security to the area by limiting unwanted trespassing, it will also add tremendous value to her home and the neighborhood. Please approve her plans and allow the construction to begin.

Sincerely,  
M. Charlotte Stafford and George Bubolz III  
5896 Shaw Street  
Haslett, MI 48840  
517-930-0019

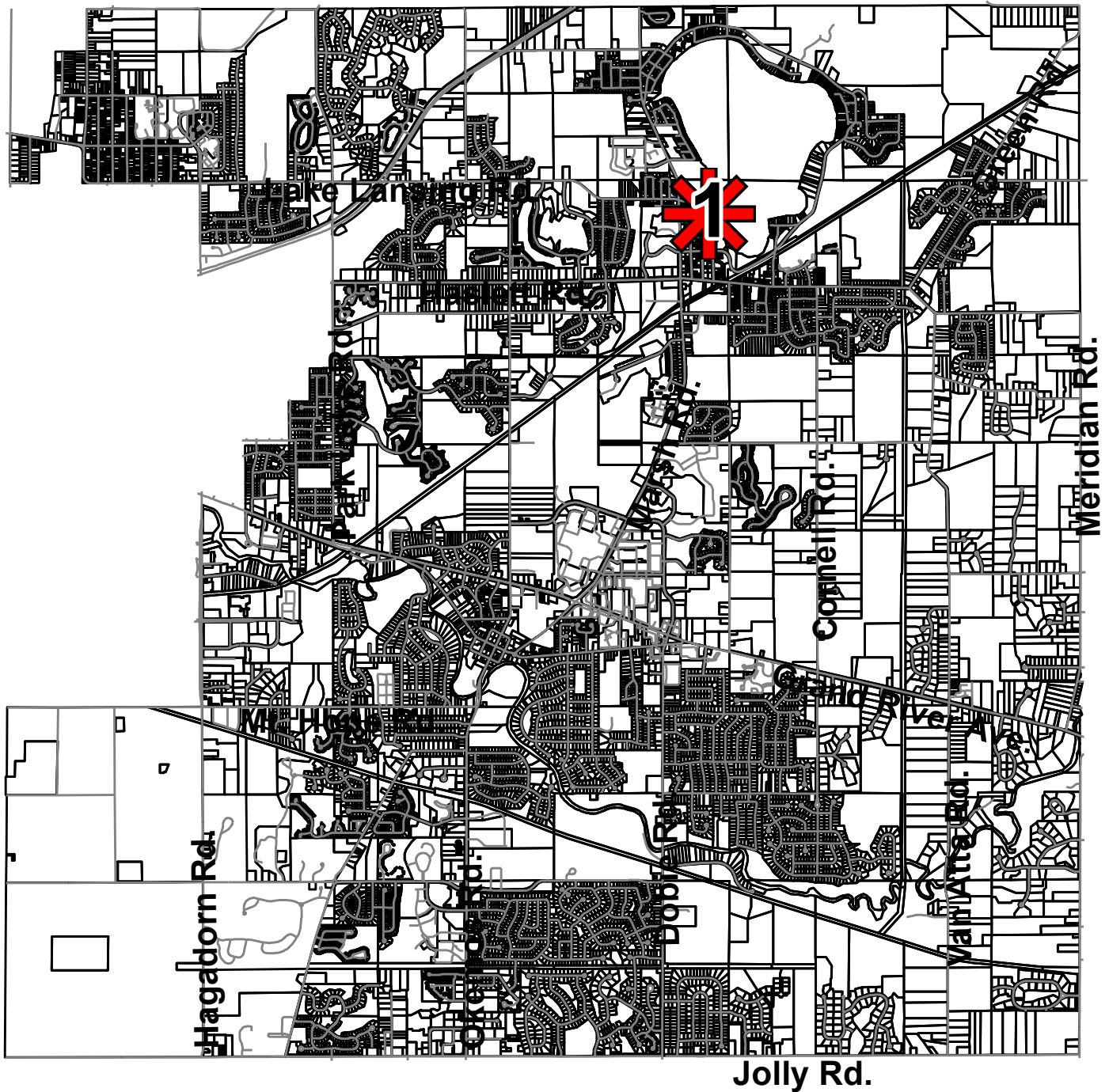


## VARIANCE APPLICATION SUPPLEMENT

### **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.

# Meridian Township



## Location Map

1. ZBA #21-04-14-1 (Fillion)





**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** April 9, 2021  
**Re:** ZBA Case No. #21-04-14-1 (Fillion)

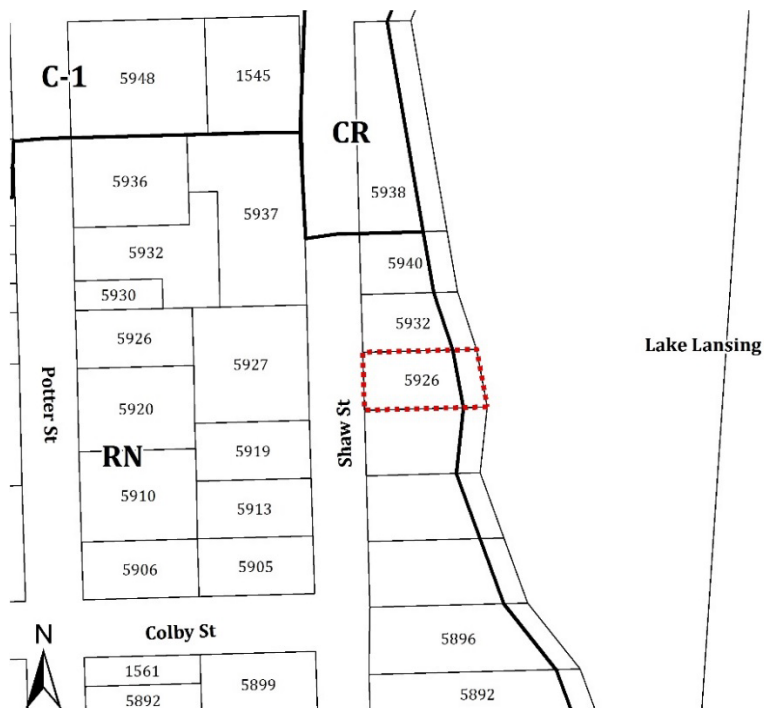
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**ZBA CASE NO.:** 21-03-14-1 (Fillion), 5926 Shaw Street, Haslett, MI 48840  
**LOCATION:** 5926 Shaw Street  
**PARCEL ID:** 10-279-004  
**ZONING DISTRICT:** RN (Village of Nemoka, Mixed Residential), Lake Lansing Overlay

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

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-442(f)(9)(b) - which states a driveway shall not occupy more than 35% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.

### Location Map



**ZBA Case No. 21-04-14-1 (Fillion)**  
**Zoning Board of Appeals (April 14, 2021)**  
**Page 2**

The applicant intends to construct a garage and second story addition to the existing nonconforming single-family dwelling at 5926 Shaw Street. The existing dwelling is nonconforming as the carport at its closest point 12.8' feet from the front property line. According to Township Building Department records building permits were issued for the single family home in 1966 and the carport the following year in 1967. No record of a variance for the carport could be found. The front yard setback was 25 feet from the road right-of-way in 1967.

The existing carport will be converted to a garage and a second story will be added to the existing one-story home and over the new garage. The modifications will increase the square footage of the dwelling from approximately 1,792 square feet (including the carport) currently to approximately 3,584 square feet (including the garage). The resulting increase in the area, bulk, and extent of the dwelling requires a variance to expand a nonconforming single-family structure pursuant to Section 86-618(1).

**Looking East**



**Looking Northeast**



The Lake Lansing Overlay zoning district requires a minimum front yard setback of twenty feet. The proposed garage and second story addition encroaches 7.2 feet into the front yard setback and is 12.8 feet from the front property line. Approximately 201.6 square feet of the addition is within the front yard setback.

Upon reviewing the submitted application materials staff discovered an additional variance was needed to address driveway coverage. The existing asphalt driveway is approximately 358.4 square feet in size and is nonconforming at approximately 42.4 percent coverage of the front yard, which is approximately 844.8 square feet in size. For lots greater than 65 feet in width the Lake Lansing Residential Overlay District allows a driveway to cover a maximum 35 percent of the total area of a front yard. The submitted survey shows a driveway in the front yard which would cover approximately 42.4 percent of the front yard, or 358.8 square feet. The applicant is requesting a variance to exceed the maximum allowed driveway coverage by 7.4 percent.

**ZBA Case No. 21-04-14-1 (Fillion)**  
**Zoning Board of Appeals (April 14, 2021)**  
**Page 4**

**Attachments**

1. Variance application, dated February 8, 2021 and received by the Township on February 8, 2021.
2. Location map

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

VARIANCE APPLICATION

A. Applicant Rebecca Fillion  
Address of Applicant 5926 Shaw St.  
Okemos MI 48840  
Telephone (Work) (517) 819-2797 Telephone (Home) \_\_\_\_\_  
Fax N/A Email address: r.fillion18@yahoo.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 5926 Shaw Street  
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)

Rebecca Fillion                      Rebecca Fillion                      3-12-21  
Signature of Applicant                      Print Name                      Date

Fee: \$ 250                      Received by/Date: Nita M... 3-12

*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

Good afternoon,

My name is Rebecca Fillion and I reside at 5926 Shaw Street, Haslett, MI 48840. I would like to improve the appearance of my home with an addition.

I have consulted via email with the Senior Planner, Peter Menser at Meridian Township. He has reviewed my lot survey and provided me helpful suggestions on how best to move forward to seek variance approval for my existing carport.

After talking to Mr. Menser, I believe the only issue with my property is that my carport is technically non-conforming of the current zoning code. Mr. Menser stated that upon review of my lot survey, it's clear that I have a lot of room between the front on my carport and the road. Therefore, he suggested I have a good case to present to the board to receive a variance approval improve the carport and build a second level on my home. I would like to place an addition, 2<sup>nd</sup> level on my home. I'd like to have the addition built exactly over the current footprint of my existing residence.

I would like to note the carport to my home has been in existence for many years, before I owned the property. I would like to point out that I've never had any zoning or community complaints with the carport and it's location. I am NOT trying to build outside the current footprint of my home. I just seek permission to build above the current existing footprint of my residence.

I have printed and completed the variance application and I have included in this packet the required supporting material:

- Property Survey
- Legal Description
- Proof of property ownership
- Site plan to scale
- Written statement how all the review criteria will be met (below)

Review Criteria for variance approval:

1.)YES - The carport of my home is slightly non-conforming to the current zoning rules. I would like approval stay inside the current footprint but improve the carport by closing it in to make a garage and build on top of it to add a 2<sup>nd</sup> level onto my home. I live only a few feet from the Lake Lansing South Park and also next to the MSU sailing club and I have much more pedestrian traffic then in another areas in Meridian township.

2.)YES - these special circumstances existed prior to me purchasing the home.

3.)YES - the condition of the carport is rapidly deteriorating. The roof is leaking and the open carport has left me vulnerable to theft and home invasion opportunities.



4.) YES – I want to feel safe and have my home secure, therefore, closing in the carport to make a secure garage would help negate the practical difficulties that exist with my current property. Last summer, I literally came home to find a strange elderly man inside my home! He was able to walk up to my front door because of the open carport and enter my home through my front door. With the amount of pedestrian traffic due to my location I want to feel safe in my own home. Without this approval I am prevented from using the property as I feel I should be permitted as the home owner.

5.) YES – The carport already exists and I don't have plans to go outside the footprint. Therefore, there would be no negative impact to the community.

6.) YES – Granting the variance WILL NOT affect adjacent land or the essential character in the vicinity of the property.

7.) YES – the variance approval would allow me essentially change to carport into a garage and build above it to create a second level onto my home.

8.) YES – The other two residential houses next to me and all of the residential house on my street all have garages. (not carports) Therefore, approving this variance will insure a better overall aesthetics for the community and building a second level will not have any negative effect on my neighbors at all.

Thank you for your time and consideration of review for this variance approval. I wanted to seek this approval before I hire a contractor so that I can provide the contractor with accurate information for an estimate. I look forward to hearing from you as soon as possible.

Thank you,  
Becky Fillion  
5926 Shaw Street  
Haslett, MI 48840

On Thursday, February 25, 2021, 4:50:25 PM EST, Peter Menser <menser@meridian.mi.us> wrote:

Hi Becky

Sorry for the late reply, we have a lot going on here lately. Thanks for sharing the survey. Building up in that location however will require approval of a variance through our Zoning Board of Appeals (ZBA) as the carport does not meet the required front yard setback (even though there is ton of space between your carport and the street). A renovation, depending on the scope, might not be an issue, but I would want to see what you had in mind before making a final decision.

The setbacks for your zoning district (RN and also the Lake Lansing Overlay District) are as follows:

Front: 20 feet from right-of-way (same as your property line, which is shown in a solid black line on the survey).

Side yards: 7 feet, which can be reduced to 5 feet if made with or covered by fire-rated non-combustible material.

Rear: 30 feet from the "ordinary high water mark" of Lake Lansing. If you aren't planning on any work at the rear this isn't an issue.

Since the carport is only 12 feet back from the property line it would be considered non-conforming. If it was brought into compliance, which is easier said than done I understand, then going up isn't an issue, but we won't be able to approve a building permit in its current location.

My initial thought is that you might have a decent case to make to the ZBA given all that room in the front, however on the other hand it looks like the other houses on your block are set back at about the same distance. For the \$250 application it might be worth your while to go that route. We are happy to talk further with you about your ideal plans for the property and how you might make your case to the ZBA, just let me know and we can do a call or even a Zoom meeting.

-Peter



**Peter Menser** <menser@meridian.mi.us> **To: Becky** Wed, Feb 3 at 3:46

PM

Hi Becky. Happy to take a look, but I didn't get the attachment. If you send it directly to me rather than the website submittal form I should receive it. Thank you, -Peter



**A Prime Community**

**Peter Menser** Principal Planner [menser@meridian.mi.us](mailto:menser@meridian.mi.us) 517.853.4576 5151 Marsh Road | Okemos, MI 48864 [meridian.mi.us](http://meridian.mi.us) **From:** Meridian Township, MI [mailto:meridian-mi@enotify.visioninternet.com] **Sent:** Wednesday, February 03, 2021 8:30 AM **To:** Peter Menser **Subject:** Email contact from Meridian Township, MI Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Becky

**Site Visitor Email:** r\_fuller18@yahoo.com

Good morning Peter,

We spoke on the phone yesterday afternoon. The conversation we had was regarding my property and an existing carport that I believe is nonconforming to today's coding standards. We are leaning toward an addition or remodel. However, the carport footprint would not move. I would like to close the area in and add some garage doors. But the current placement of walls or square foot of the carport would not change.

Before I hire a professional to draft a design I wanted to ensure that I give them the correct information so the drawings will be accurate and to scale.

The next step you suggested is that I send to you the copy of the Kebs Lot Survey and you will review. I believe you stated in a few days you'll send to me a date and time to have a phone conversation to review your determination on the carport area of my home.

Thank you,  
Becky

# LOT SURVEY

For:  
 Becky Fillion  
 1320 Trotters Lane  
 Williamston, MI 48895

Survey Address:  
 5926 Shaw Street  
 Haslett, MI 48840  
 ID: 33-02-02-10-279-004

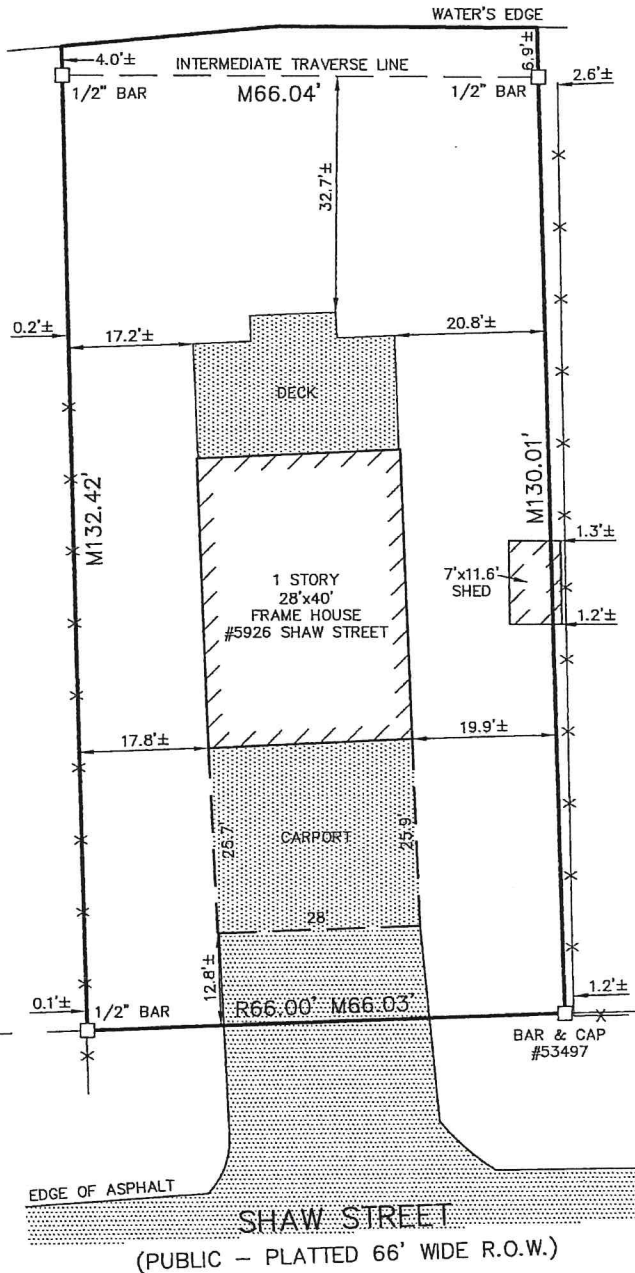
Legal Description (as provided):  
 Commencing on the East line of Shaw Street at a point 377 feet South of the South line of Park Road; South 66 feet; East to shore of Lake Lansing; Northerly along shore to a point due East of beginning; West to beginning, being part of the Village of Nemoka, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 28, Ingham County Records.

## LAKE LANSING



1" = 20'

NOTES:  
 1. EASEMENTS, IF ANY, NOT 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 Dimension
- M = Measured Dimension
- /- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap Unless Noted
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- \*-\* = Fence
- 0.0'± = Denotes Distance to the Survey Line

*Dane B. Pascoe*  
 DANE B. PASCOE  
 PROFESSIONAL SURVEYOR  
 DATE 2/1/21  
 No. 54434

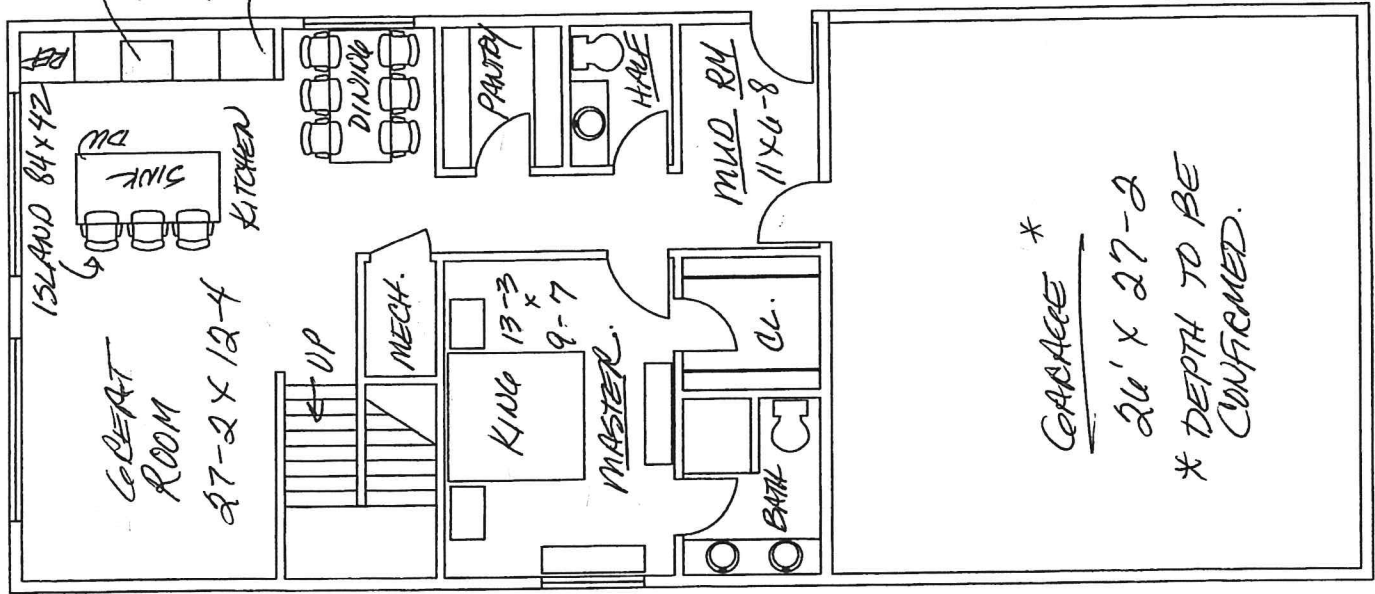


**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS

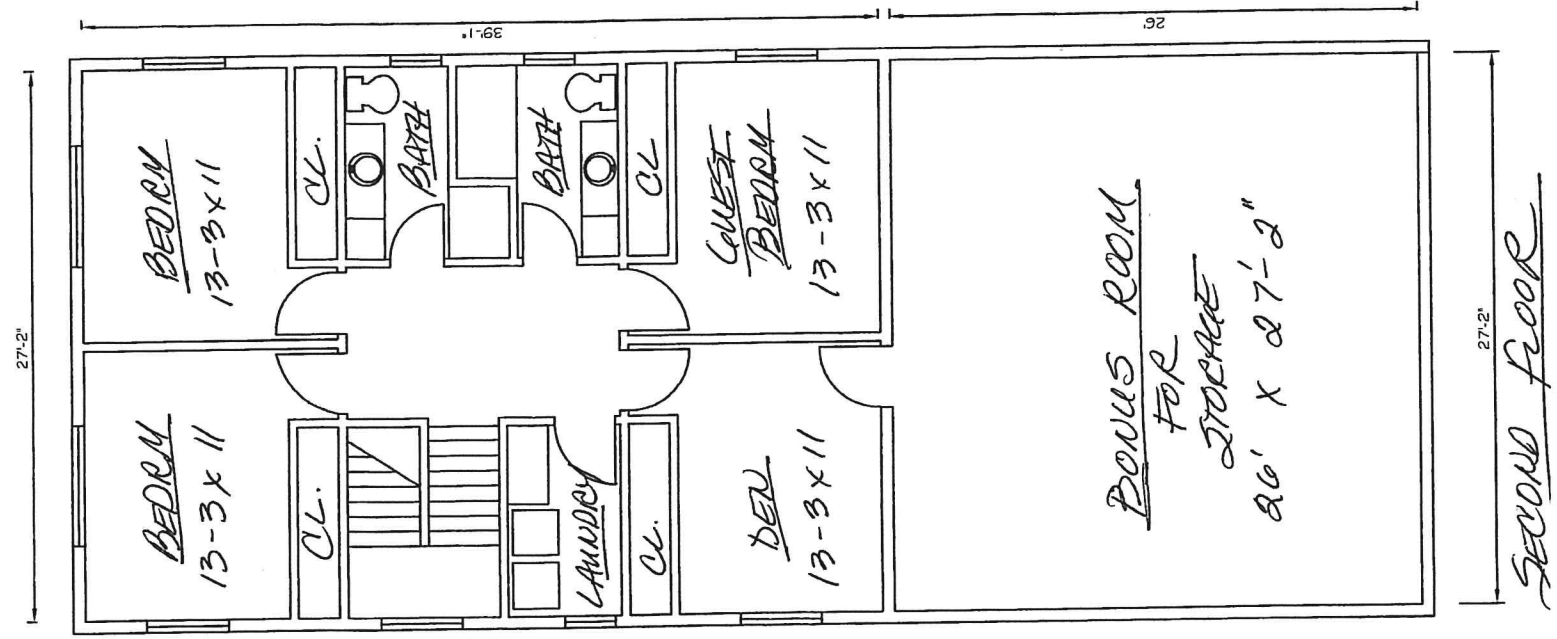
2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB	SECTION 10, T4N, R1W
FIELD WORK BY RR/AE	JOB NUMBER:
SHEET 1 OF 1	97729.LOT

SLIDERS OUT TO DECK OR PATIO



FIRST FLOOR



SECOND FLOOR

Becky [redacted] Fillior  
PROPOSED ADDITION / REMODEL  
5926 SHAW ST.  
HASELTT, MI 48840

\* NOT PRINTED TO SCALE  
APRIL 25, 2014

