

### **AGENDA**

### CHARTER TOWNSHIP OF MERIDIAN ZONING BOARD OF APPEALS MEETING November 10, 2021 6:30 pm

- 1. CALL MEETING TO ORDER
- 2. APPROVAL OF THE AGENDA
- 3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
- 4. COMMUNICATIONS
  - A. Timothy & Bridget McCarthy RE: ZBA #21-10-27-1
- 5. UNFINISHED BUSINESS
- 6. NEW BUSINESS

### A. ZBA CASE NO. 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI, 48864

DESCRIPTION: 6074 Columbia Street

TAX PARCEL: 03-477-004

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

District

The variance requested is to construct a single-family home that does not meet the front yard setback, side yard setback, and driveway coverage requirements.

## B. ZBA CASE NO. 21-11-10-1 (John E. Green Company), 220 Victor Avenue, Highland Park, MI, 48203

DESCRIPTION: 4910 Dawn Avenue

TAX PARCEL: 20-204-006 ZONING DISTRICT: I (Industrial)

The variance requested is to construct a seven-foot-tall fence at 4910 Dawn Avenue.

- 7. OTHER BUSINESS
  - A. 2022 Meeting Schedule
- 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 Keith Chapman, 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, OCTOBER 13, 2021 REGULAR TELEVISED MEETING

PRESENT: Chair Mansour, Vice-Chair Field-Foster, Members Opsommer, Hendrickson,

Shorkey

ABSENT: None

STAFF: Assistant Planner Chapman

### 1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:31 p.m. and called the roll of the board.

### 2. APPROVAL OF AGENDA

Member Field-Foster moved to approve the agenda as submitted. Seconded by Member Opsommer.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

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

A. September 08, 2021 Meeting Minutes

Member Field-Foster noted that her name is misspelled as Filed-Foster in her motion to approve the agenda. This should be corrected to Field-Foster.

Member Opsommer moved to approve the minutes from Wednesday, September 08, 2021 with amendments. Seconded by Member Hendrickson.

**ROLE CALL TO VOTE:** 

YEAS: Members Shorkey, Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

### 4. **COMMUNICATIONS - NONE**

### 5. UNFINISHED BUSINESS - NONE

### 6. NEW BUSINESS

### A. ZBA CASE NO. 21-10-13-1 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215

DESCRIPTION: East of Sirhal Drive, west of Greencliff Drive

TAX PARCEL: 17-377-031

ZONING DISTRICT: RC (Multiple Family)

The variance requested is to exceed the maximum building dimension by 17 feet and 40 feet in length for two buildings.

Assistant Planner Chapman outlined the case for discussion.

Applicant Patrick Kelderhouse, 14710 Waypoint Parkway, West Olive, MI 49460, further outlined the case for discussion.

Member Hendrickson asked if the maximum length of the building includes the wrap around or only the length.

The applicant replied 200 ft. is the length of one side.

Member Hendrickson asked what happens if the variance is denied.

The applicant replied he would have to go back to the client and the developer to discuss options, but that they are running out of options to complete the project while meeting requirements.

Chair Mansour asked about the history of this case.

The applicant replied the building height has dropped roughly ten feet., and the orientation has changed. The site plan was changed with the addition of the cul-de-sac and removal of a building on the right side. The changes to the parking count and the future parking expansion led to the applicant connecting two building and making the stacked flats in the current plan.

Member Field-Foster asked if there was a way to redesign the building to fall within township ordinances.

The applicant replied if they take away from one side of the building to bring it into compliance they would have to add to the other side which would still be out of compliance.

Member Opsommer stated Stratford Place, which is adjacent to the applicant's building, is longer than the applicant's building. He stated they must have a variance as well or the township overlooked the non-compliance.

Assistant Planner Chapman indicated that is correct.

Member Opsommer stated previously the applicant had applied for two variances in 2019. One for 37 feet for the North and South buildings and one for parking. He clarified that now the applicant is down to one variance for each building. He stated previously this site is

unique in that it had been a trailer park, and it appears to change one part will create problems in another.

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.

Member Hendrickson stated that he wasn't sure about the unique circumstances, as the neighboring parcels are similar.

Member Opsommer stated that he viewed this parcel as unique because a cul-de-sac is required. He explained that the County Road Department and the township won't allow a through road connecting Sirhal Drive, and Greencliff Drive.

Chair Mansour agreed with Member Opsommer.

Member Field-Foster also agreed that the parcel is unique.

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

Member Opsommer stated the east road connection is being used by the residents adjacent to it on the north and south and may be why the County Road Department doesn't force the connection. He stated adjacent land owners are causing the circumstances faced by the applicant.

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.

Member Field-Foster stated not granting the variance would create practical difficulties for the developer, as the developer stated earlier in the meeting.

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 criteria four has been met as the township and the County Road Department caused the circumstance that is requiring the applicant to request a variance.

Member Opsommer stated the township had recently rezoned the parcel to be used as lower density Multi-Family Housing.

Member Hendrickson stated if the applicant removed four units there would be no variance, and asked for an explanation as to why they could not operate with 45 units instead of 49.

The applicant stated the building is two stories so to remove four ground level units would require the removal of the four units on the second floor totaling eight units. The applicant also stated that removal of these units could affect the score they received from MSHDA and they could lose the credits they received from MSHDA, forcing them to go through the scoring process again.

Member Opsommer stated the practical difficulty is a result of the County Road Department and the township.

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 that she believes this variance is the minimum action.

Member Shorkey stated there were two variances in 2019, one being related to parking spaces.

The applicant stated his understanding is the parking variance is no longer required.

Member Hendrickson asked since the previous variance of 37 feet to the building's length was granted in the past that the Zoning Board of Appeals was not going to stack another 17 feet variance effectively granting a 54 feet variance to the length of any building built on the parcel in the future.

Member Shorkey stated that since the previous variance was granted the applicant would only need a three foot variance.

Chair Mansour asked if the original variance would be invalidated.

Assistant Planner Chapman stated the intent was to "start over" with the new building size.

Member Hendrickson asked if it was possible to revoke previous variances when a motion was made.

Assistant Planner Chapman replied it would be fine to do so.

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 she views this project as a benefit to the township as a whole.

Member Hendrickson stated the adjacent property contains a similar building that is longer than the current applicant's building and with that in mind the current building should not adversely affect neighboring parcels.

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 find this to be generally recurrent.

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 criteria eight has been met.

Member Hendrickson stated he feels comfortable granting the variance as a precedent had been set in the previous variance granted two years prior.

Member Opsommer moved to repeal ZBA case 19-09-18-3 granted in 2019 and to approve ZBA CASE NO. 21-10-13-1 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215. Supported by Member Hendrickson.

Chair Mansour suggested not to repeal the entire case, only the portion of the variance regarding building length and not parking.

Member Opsommer and Member Hendrickson accepted the suggestion as a friendly amendment.

### **ROLE CALL TO VOTE:**

YEAS: Members Shorkey, Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None Motion carried: 5-0

Chair Mansour closed ZBA CASE NO. 21-10-13-1 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215 at 7:16 pm.

### 7. OTHER BUSINESS - None

### 8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 7:16 pm.

### **NONE**

Chair Mansour closed public remarks at 7:16 pm

### 9. MEMBER COMMENTS

Chair Mansour

• Expressed appreciation to the members of the ZBA for their unique contributions

### 10. ADJOURNMENT

Chair Mansour Adjourned the meeting at 7:17 pm.

6076 Columbia Haslett, MI 48840 October 14, 2021

Mr. Keith Chapman Meridian Township Planning Division 5151 Marsh Road Okemos, MI 48864

Re: 6074 Columbia Street Haslett, MI 48840

Owners: Scott Loveridge and Ellen Dohr

Parcel #: 33-02-03-477-004

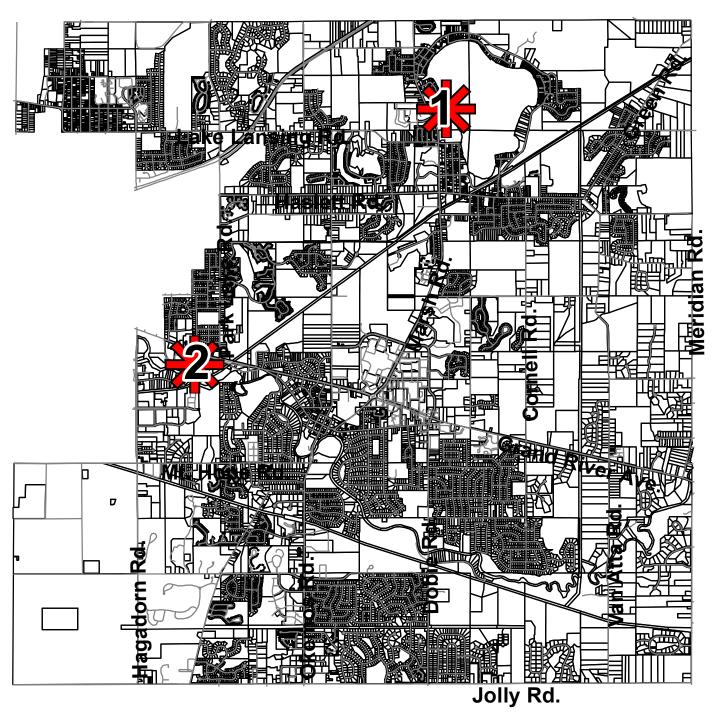
Zoning District: Lake Lansing Residential Overlay District

After reading the proposed survey for the new house, as next-door neighbors, we DO NOT support their request for variances regarding the above lake side variance – only the garage driveway.

Timothy P. McCarthy

Bridget McCarthy

# Meridian Township



# **Location Map**

1. ZBA #21-10-27-1 (Loveridge & Dohr)





### 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.

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To: Zoning Board of Appeals

From: Keith Chapman, Assistant Planner

**Date:** October 22, 2021

Re: ZBA Case No. #21-10-27-1 (Loveridge & Dohr)

ZBA CASE NO.: 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI

**48864** 

**LOCATION:** 6074 Columbia Street

**PARCEL ID:** 03-477-004

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

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

- Section 86-442(f)(5)(a) Front yards. The front yard setback shall not be less than 20 feet from the street line, except for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of section 86-367.
- Section 86-442(f)(9)(a) Maximum Driveway Coverage. A driveway shall not occupy more than 50% of the total area of the front yard for residential lots created and recorded prior to October 5, 1960 and are less than 65 feet in width at the street line.
- Section 86-442(f)(5)(b)(1) Side Yards. The side yard setback shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, the side yard setback shall not be less than five feet for any building, accessory building, deck or porch, provided: Any portion of a residential dwelling setback less than seven feet from a side lot line shall be built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.

The applicant intends to construct a new two and a half story single-family dwelling at 6074 Columbia Street. The existing dwelling will be demolished to make way for the new approximately 4,040 square foot single-family home. According to Township Assessing Department records the existing nonconforming single-family home was built in 1931. In 1987, variances were granted that allowed the construction of the existing garage and a second story addition. A variance was granted to permit a second story on the nonconforming structure that did not meet the required side yard setback. An additional variance was granted to allow for the garage to be constructed 18 feet from the street right-of-way. According to the survey submitted by the applicant, the existing garage is 16.1 feet from the street right-of-way. The removal of the nonconforming structure eliminates the approved variances from the property.

### ZBA Case No. 21-10-27-1 (Loveridge & Dohr) Zoning Board of Appeals (October 27, 2021) Page 2

The Lake Lansing Overlay zoning district requires a minimum front yard setback of twenty feet. The closest point to the front property line is the canopy along the garage. The Zoning Ordinance does not differentiate between a canopy and a single-family home, so they are considered to have the same setback requirements. The proposed single-family home encroaches 6 feet into the front yard setback and is 14 feet from the front property line. The applicant is requesting a variance of 6 feet for the front yard setback on Columbia Street.

The existing asphalt driveway is approximately 573 square feet in size and is nonconforming at approximately 69.7 percent coverage of the front yard, which is approximately 822 square feet in size. For lots less than 65 feet in width the Lake Lansing Residential Overlay District allows a driveway to cover a maximum 50 percent of the total area of a front yard. The proposed driveway will cover approximately 69.7 percent of the front yard, or 573 square feet. The applicant is requesting a variance to exceed the maximum allowed driveway coverage by 19.7 percent.

The canopy is located along the walkway on the southside of the house and will project 3.4 feet from the house. The Lake Lansing Residential Overlay District allows for a side yard setback of 5 feet when constructed with fire resistant material. The canopy will be 2.5 feet from the side yard, requiring a variance of 2.5 feet.

### **Attachments**

- 1. Variance application and attachments dated September 28, 2021 and received by the Township on September 28, 2021.
- 2. Location map

G:\ COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-10-27\ZBA 21-10-27-1 (Loveridge & Dohr)\ZBA 21-10-27-1 staff report

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

### **VARIANCE APPLICATION**

A.	Applicant Scott Loveridge and Ellen Dohr
	Address of Applicant 2050 Sheldrake ave. Okemos, MI 48864 (Please send all mail correspondence to our Okemos address)
	Telephone        Cell: 517-927-8809         Telephone (Home)        517-349-9423           Fax         Email address:
	Interest in property (circle one):   Owner Tenant Option Other
B.	Site address/location 6074 Columbia st Haslett, MI 48840 Lot 4, Block 2 Lakeview. Section 3, T4N, R1W  Zoning district Lake Lansing Residential Overlay District Parcel number 33-02-02-03-477-004
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	g Ordinance section(s) 86-442 (F) (5) a. and (9) a.
D.	Required Supporting Material  -Property survey  -Legal description  -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)
Signat	ure of Applicant Print Name Date
Fee: _	\$ 250,00 Received by/Date: 9/28/2021
Signa	(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  Date  Date

### **Background**

We currently live in Okemos and purchased the house at 6074 Columbia Street in 2017 with the purpose of moving there as our retirement home. Since that time we have lived at the home part of the year and it currently is a sabbatical home for a visiting Michigan State University Scholar.

The existing home was built in the 1930s and has undergone various renovations and additions. The existing building consists of a one-story narrow garage and a two-story home over partial basement and crawl space. Existing construction consists of 2x4 wood framing. As the home has developed over time the resulting floor plan has small spaces, the previous addition floor doesn't align with original floor level, the basement has some leaking, the floor at the top of the stair sags, there are limited views, and the structure and energy performance are outdated.

### **Project Intent and Goals**

Our intent is to have a 2 ½ story home, with a more open floor plan better configured for day to day living and family guests, expanded basement, better lake views, and improved energy performance.

We initially considered renovating and adding to the existing house but have determined that the existing home is structurally inadequate to support the addition of the ½ story over the main house, and a new 1½ story over the existing garage. The existing foundation walls, footings and wall framing do not meet the current Michigan Residential Code (2015) structural requirements for a 2½ story home. Structural changes necessary to support new loads and remove or relocate some existing walls would be extensive. The existing 2 x 4 wall framing and insulation yields an energy performance which is abut 50% worse than that required by the current Michigan Energy Code (MEC 2015).

Due to the limitations identified above we have decided that the best approach is to demolish the existing home including the basement and construct a new home that meets our floor plan objectives and fully complies with the current building code (MRC 2015) and energy code (MEC 2015).

### **Zoning Use Category and Setback Requirements**

The project is located in the Lake Lansing Residential Overlay District. This district requires a front yard setback of 20', minimum side yard setbacks of 5', front yard driveway coverage not to exceed 50%, minimum lot area of 5,000 square feet, minimum lot width of 35' at the street line, and maximum building coverage of 35%. The rear yard setback is required to be "consistent with requirements of the underlying zoning district, except the rear yard setback for those lots that directly abut Lake Lansing shall be measured from the ordinary high-water mark of Lake Lansing as defined in § 86-2." For this property the rear yard setback therefore is 40' from the ordinary high-water mark.

The zoning district allows for a 2 ½ story home not more than 35' measured to the mean roof height.

Additionally, there is a covenant for this property which restricts a building from being built more than 6 "rods" from the property corners at the street. A surveyor's rod is 16.5 feet long, so this covenant restricts a building from being built more than 99 feet east of the property corners located at Columbia Street. The covenant line is shown on the site plan.

### **Existing Site Conditions**

The attached survey shows the existing property to be 5459.75 Square Feet, and the existing home located a varying distance from 16.1'to 26.0' from the property line at the street, a varying distance of 7.6' to 5.5' from the north property line and distance of 2.2' from the south property line. Refer to attached existing building survey.

The true lot width is approximately 34.4' when measured perpendicularly between the north and south property lines.

### **Surrounding Neighborhood**

Lot widths are generally narrow along Columbia Street. A number of homes have been previously renovated or replaced and present themselves as two- or three-story homes. A number of the renovated or replaced homes along Columbia have building volumes and heights similar to what we are proposing and likely have side yard and front yard setbacks in the range of what is proposed for our building project. We have included a Google Earth image and photo montage of other homes along Columbia to illustrate street views and setbacks.

### **Proposed Building Description**

We are proposing a 2 ½ story 2 x 6 wood framed home over new basement, 23' wide and 66.5' long. The home will have a maximum height measured to the ridge line of 35'. We are researching the property setback covenant and if it allows for a detached deck beyond the covenant line we would include a deck to the east subject to meeting zoning requirements.

Privacy for our family, as well as that of our neighbors is very important, so we have configured the north and south facing windows to be of glass block or located high on room walls so there are no direct facing window views from rooms to and from neighboring houses.

We have designed a home which respects the general architectural character of the neighborhood.

Due to the proximity on the site, the north and south walls will be built as one hour fire rated construction per requirements of the Zoning Ordinance and the Michigan Residential Code 2015. Siding is proposed to be a cement based noncombustible lapped siding.

The building will be built to comply with the current building and energy codes for new buildings.

### **Proposed Site Plan**

The proposed Site Plan attached calls for a 23' wide by 66.5'long building. The building will be located similarly to the existing home to be demolished. The proposed north setback for the new building is 5.5' which is the same as the existing house setback of 5.5' at its narrowest point. The proposed south setback line will be 5.9' which is farther than the current 2.2' from the existing house to the property line. The setback from the street edge at its narrowest point is set at 16.1' which is the same as the existing setback. The driveway will be approximately 23'wide (compared with current 23'6") and be

setback 5.5' from the north property line. There will be an adjacent walkway and landscaping to the south which will slope up to a zero step main doorway. (Refer to the site plan for details.)

### Variances Required

We met with the Meridian Township Zoning Office to discuss the site, the proposed project and any required variances. We believe we are able to comply with the applicable zoning requirements in this zoning overlay district except for the setback requirement from the street and the front yard driveway coverage and are seeking variances from those two requirements.

### **Zoning Review Criteria**

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.

Our existing lot is very small at 5469.75 sf, narrow at 34.4 ', measured perpendicularly to north and south property lines. Additionally, the buildable area is limited and relatively shallow in the east west direction due to the covenant discussed above, which does not allow for building to the rear minimum setback provided in the zoning ordinance.

2. These special circumstances are not self-created.

The site configuration was existing at the time the zoning ordinance was enacted. For the reasons discussed above under existing building conditions the building is structurally and functionally obsolete.

A number of the homes on our street have garages that are close to the street and likely are nonconforming with the front yard setbacks requirement in the ordinance. See attached Google Earth image and photo montage.

3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Literal enforcement of the driveway width would yield a driveway that would not allow two cars to be parked side by side. The front yard setback in combination with the covenant line restricts the first floor area such that the remaining finished first floor area becomes so small that it is difficult to accommodate usual living spaces. Building the garage further from the street would substantially reduce the living area of the house.

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.

To build a home with sufficient first floor area the garage would have to be configured with less depth. Building the garage with reduced depth would limit ability to park our 2 vehicles in the garage

### and have reasonable storage.

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.

We will meet the side yard setbacks for the overlay district. We are not proposing to change the existing driveway coverage percentage.

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

We are not building any closer to the street than the existing structure and our driveway coverage percentage will not be greater than what currently exists.

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.

Our street is unique due to the angle of the road and proximity to the lake and the property covenant line restricts us from moving the home farther to the east.

8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

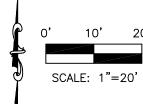
The new home will be sided with one hour fire rated walls which will make the house safer for us and our neighbors to the north and south. We believe that constructing the new home supports the objectives and intents of zoning ordinances. We will improve safety, structural integrity and energy performance over the house that currently exists.



LOT 4, BLOCK 2, LAKEVIEW, A PART OF THE SOUTHEAST ONE-QUARTER, SECTION 3, T.04N, R.01W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN.

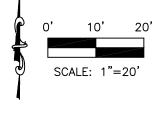
PARCEL TAX NO. 33-02-02-03-477-004

FROM COLUMBIA STREET AS SHOWN ON THE PLAT..."



### PARCEL DESCRIPTION

Lot 4, Block 2, Lakeview, a subdivision of a part of the Southeast one-quarter of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 5, Ingham County Records.



SURVEY NOTES NOT ALL EASEMENTS OF PUBLIC RECORD

NOT ALL IMPROVEMENTS MAY BE SHOWN.

### **ZONING**

MAY BE SHOWN.

ZONED RB SETBACKS: FRONT - 25 FEET SIDE - 7 FEET REAR - 40 FEET MAX BUILDING HEIGHT - 35 FEET MAX COVERAGE - 35%

REGISTER OF DEEDS RECORDING AREA

### **LEGEND**

= SET 5/8"X24" STEEL BAR AND CAP

= FOUND EVIDENCE AS NOTED

= DISTANCE NOT TO SCALE = MEASURED

= RECORDED = GAS METER

= AIR CONDITIONING UNIT

EXISTING SURFACE COVERAGE BUILDINGS RELATIVE TO THE OVERALL LOT -

> Road Per Grid North referencing the Michigan Coordinate System of 1983 (South Zone 2113) bearing North 30°34'15" West.

Bearings are based on the east line of Columbia

I. Gilbert M. Barish, hereby certify that I have

Linear dimensions are in international feet and decimals thereof.

Barush 03AUG2021

GILBERT M. BARISH. P.S. DATE LICENSED PROFESSIONAL SURVEYOR MICHIGAN LICENSE NO. 4001047942

FOR: ELLEN DOHR 6074 COLUMBIA STREET, HASLETT, MI

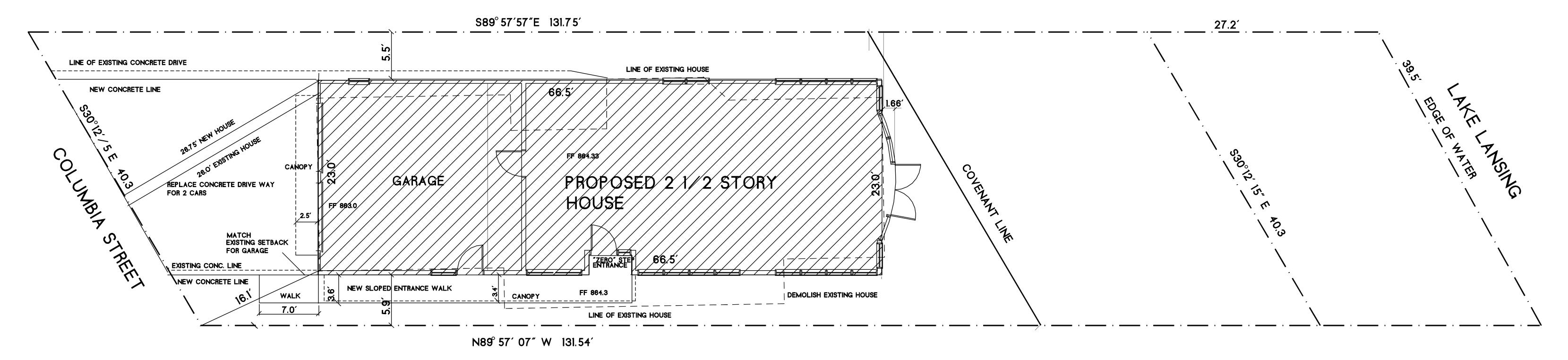
05AUG2021 SET ADD FIELD BY: GB EB JC MONUMENTS

DRAWN BY: GB

SHEET 1 OF 1 REVIEWED BY: JC

GEODETIC DESIGNS INC. 2300 NORTH GRAND RIVER AVE LANSING, MI 48906 PH: 517-908-0008 WWW.GEODETICDESIGNS.COM

1D CAP #39100 RAP PS. CO. 27.4% 1/2" STEEL OVERHEAD UTILITY ALL IMPERVICE LOT - 40.9% BAR AND CAP MCCARTHY, TIM AND BRIDGET LINE (TYPICAL)-ALL IMPERVIOUS SURFACES ON THE OVERALL 6076 COLUMBIA HASLETT MI LOT 3, NAIL AND TAG 33-02-02-03-477-003 BLOCK 2 #4001047942 FLAG POLE~ <sup>45.0</sup>′/ IN WALLsurveyed the above parcel of land and and have (TYPICAL)\_ met the requirements of MCL 54.213. LAKE 100.06' WOOD DECK 27.2 **LANSING** 1/2" STEEL ٔ و S89°57'57"E 131.75' PARCEL SUBJECT TO RIPARIAN BAR WALL CONTAINS 場 INTEREST/PARTITION 5459.75 S.F. 0.1253 AC. SHED. ∠TOP OF WATER -FF: 864.46 #6074 BLOCK 2 \ 851.8 CÖNTAINS 05JULY2021 ~WOOD STEPS BUILDING ^ 1477 S.F. CONCRETE FF: 864.31<del>/</del> OMMERS) ∕FF: 862.95∕ 23' TALL \_^SEE WOOD DECK ĸ. GAS LINE 99.00 N89°54'07"W 131.54 12 οσ 26.1' BENCHMARK: -100 YEAR 36" MAPLE & 36" 1/2" BAR MAG NAIL 36.5" PROJECT: S143-2021 REVISION DATE: FLOODPLAIN LOT 5, AND CAP IN UTILITY DECK ELEV: 853.0 BLOCK 2 POLE #25832 BASS, TERESA NAVD88 1/2" STEEL 0.70 EAST ELEV: 863.78 6070 COLUMBIA NAVD88 BAR HASLETT MI Marshall 33-02-02-03-477-005 Barish NOTE **PROFESSIONAL** SURVEYOR PLATTED DEED RESTRICTION FOR THE PLAT OF LAKEVIEW AS SHOWN IN THE DESCRIPTION FOR THE 4001047942 "THE EASTERLY LINE OF ALL BUILDINGS ON LOTS FACING THE LAKE SHALL NOT BE OVER 6 RODS POFESSIONAL



# PROPOSED SITE PLAN

O' 5' 10' 15' 20'

3/16" = 1'-0"

LAKE LANSING OVERLAY DISTRICT

SEE SURVEY FOR PROPERTY
DESCRIPTION AND CONDITIONS

EXISTING LOT AREA 5459.75 SF

EXISTING FRONT YARD AREA 822 SF

NEW FRONT YARD AREA 822 SF

EXISTING DRIVE AREA 573 SF

NEW DRIVE AREA 573 SF (INCLUDES WALK)

NEW SIDE YARD SETBACKS

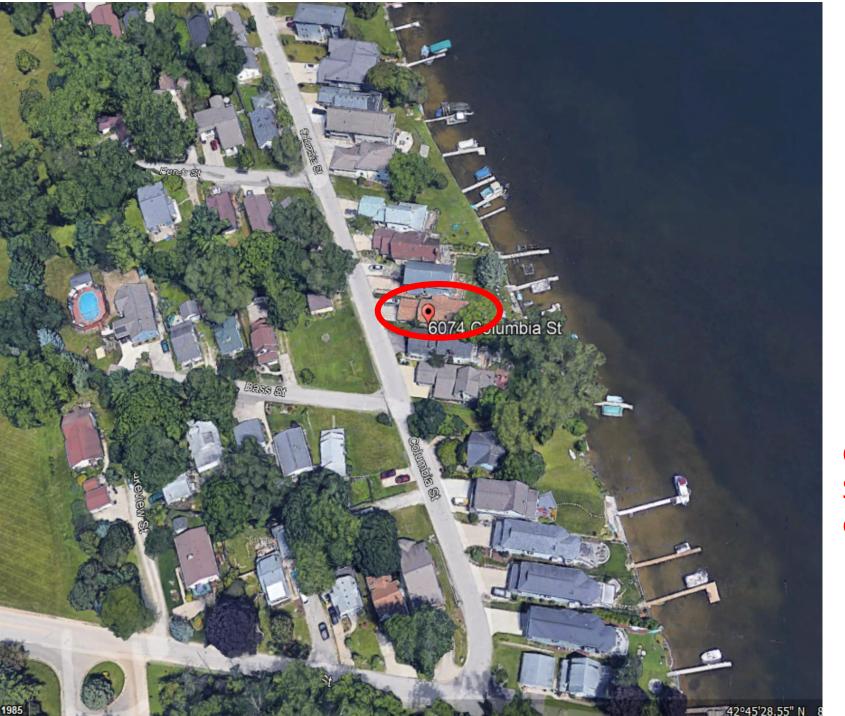
NORTH 5.5' SOUTH 5.9'

EXISTING SIDE YARD SETBACKS

NORTH 5.5' SOUTH 2.2'



LOVERIDGE-DOHR RESIDENCE 6074 COLUMBIA STREET HASLETT, MICHIGAN



Google Earth View Columbia Street showing relative setbacks of other properties

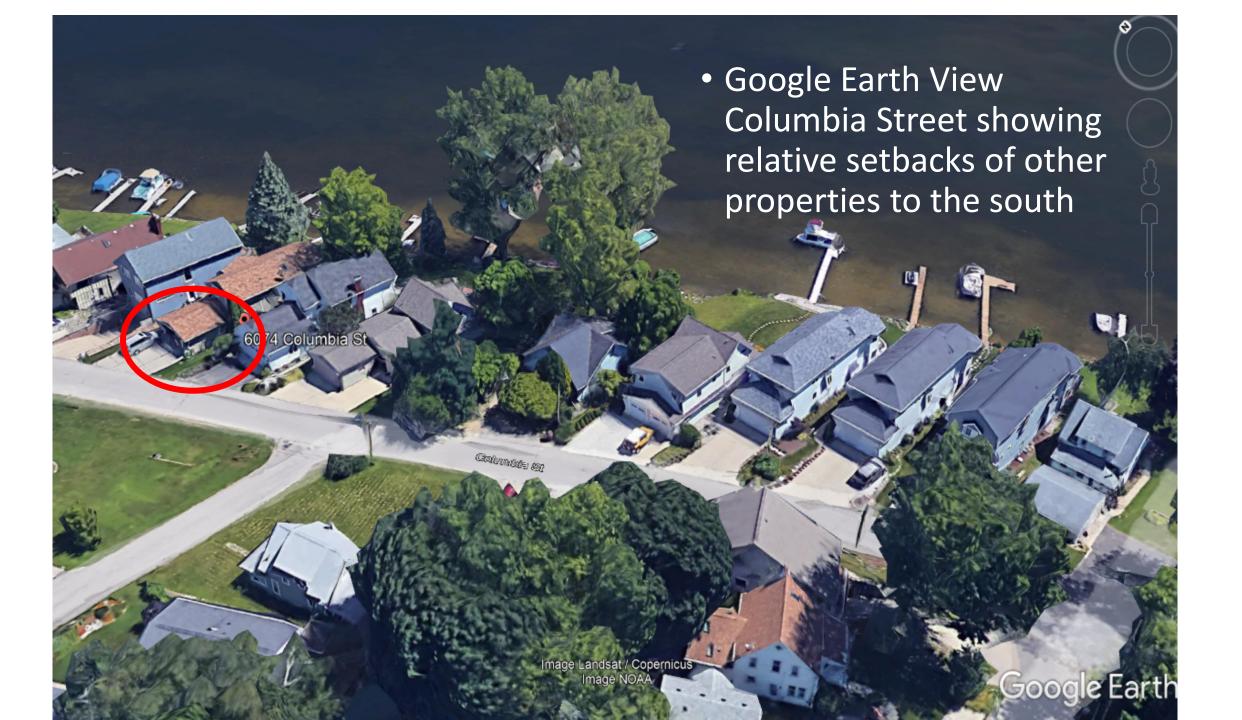






Photo showing 6074 Columbia and property to the north



Photo showing existing garage and drive at 6074 Columbia



Photo showing 6074 Columbia and property to the south



Photo showing street view of house to the north



Photo showing street view of house to the north

Photo showing street view of another house farther north

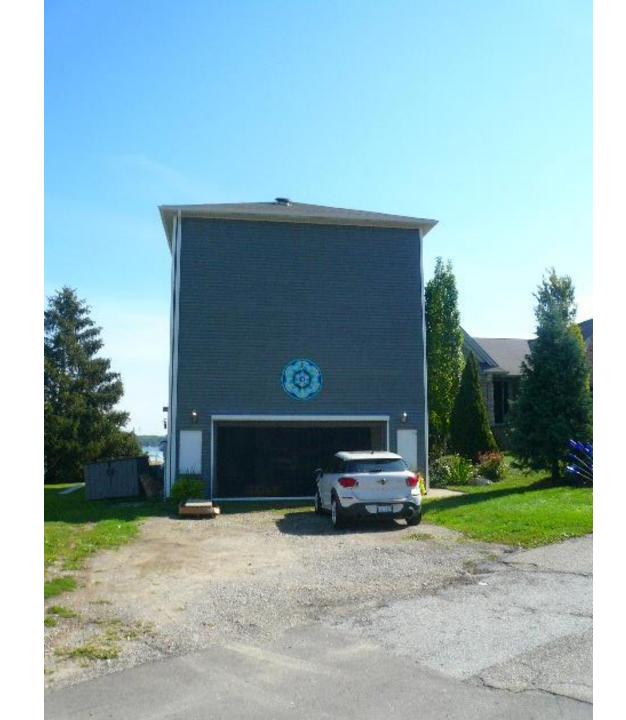




Photo showing street view of another house farther north



Photo showing street view of another house farther south

Photo showing street view of another house farther south

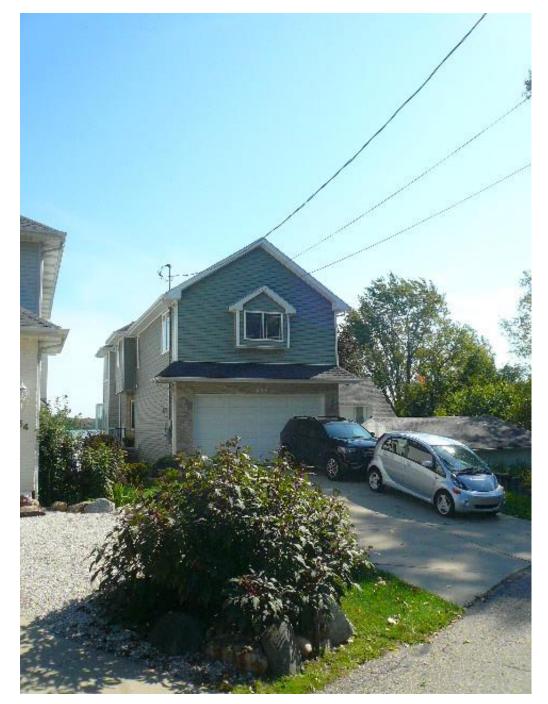
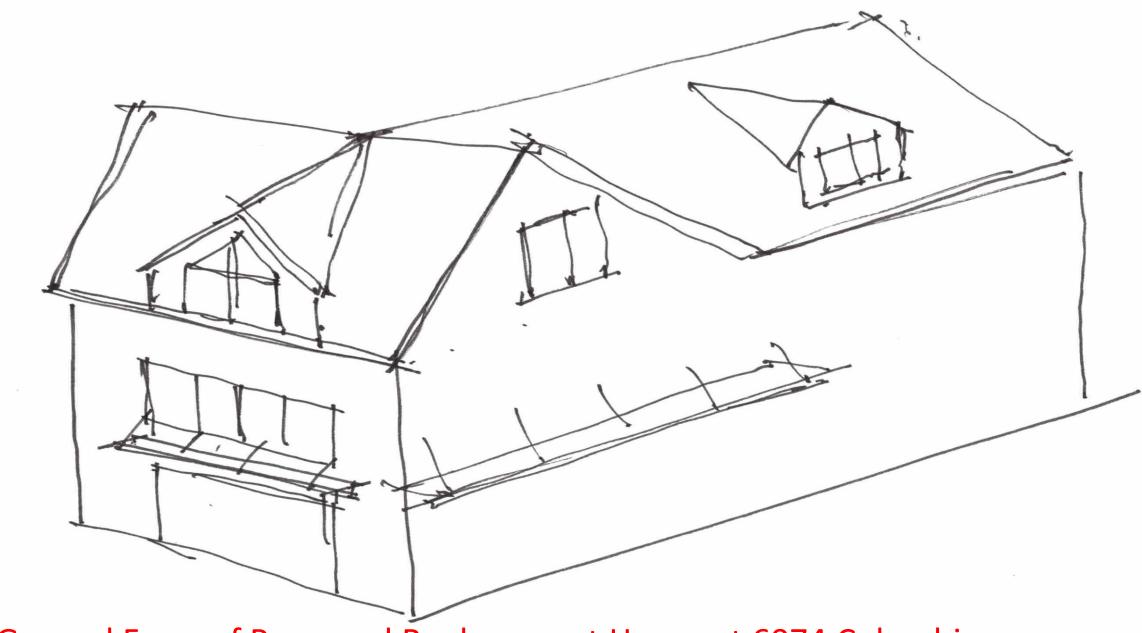


Photo showing street view of another house farther south



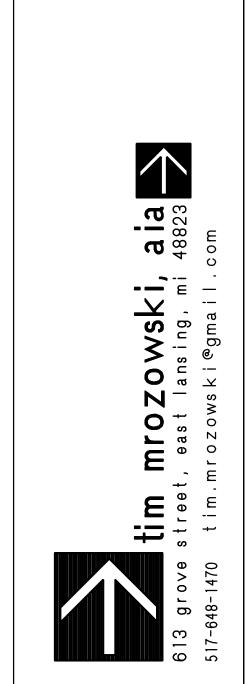
Photo showing street view of another house farther south

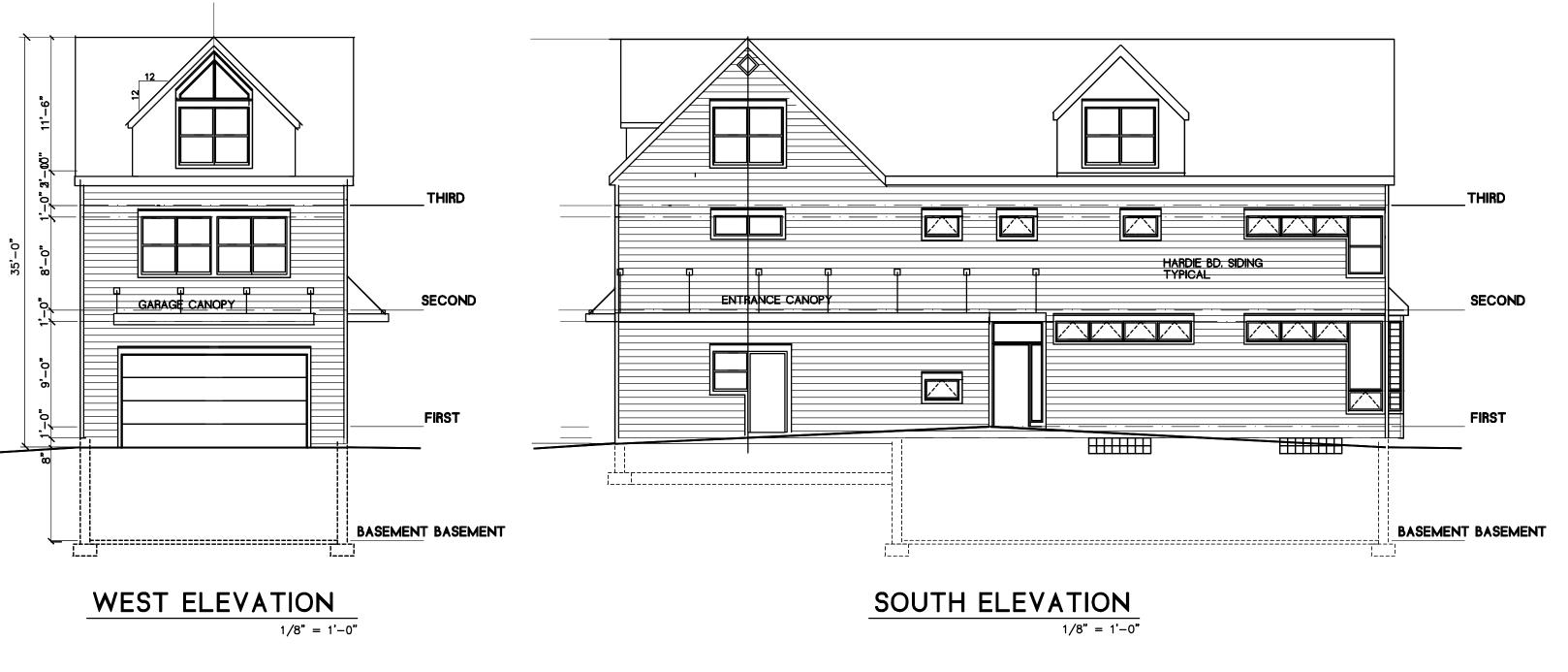


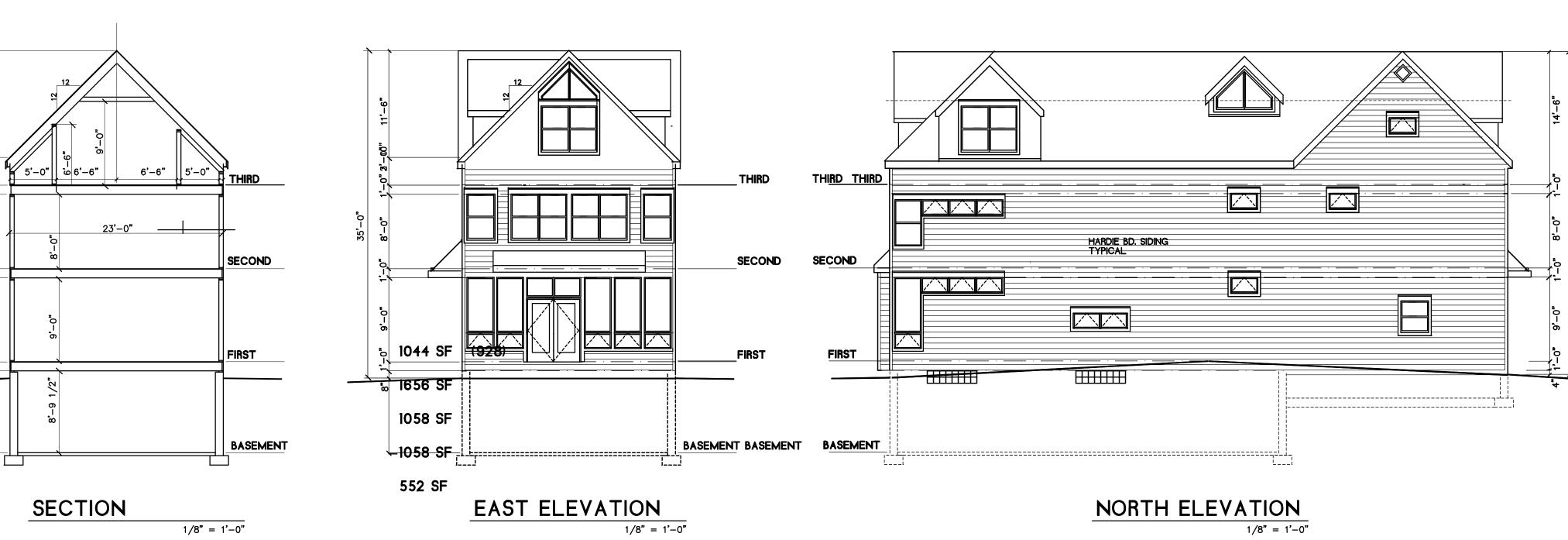


General Form of Proposed Replacement House at 6074 Columbia

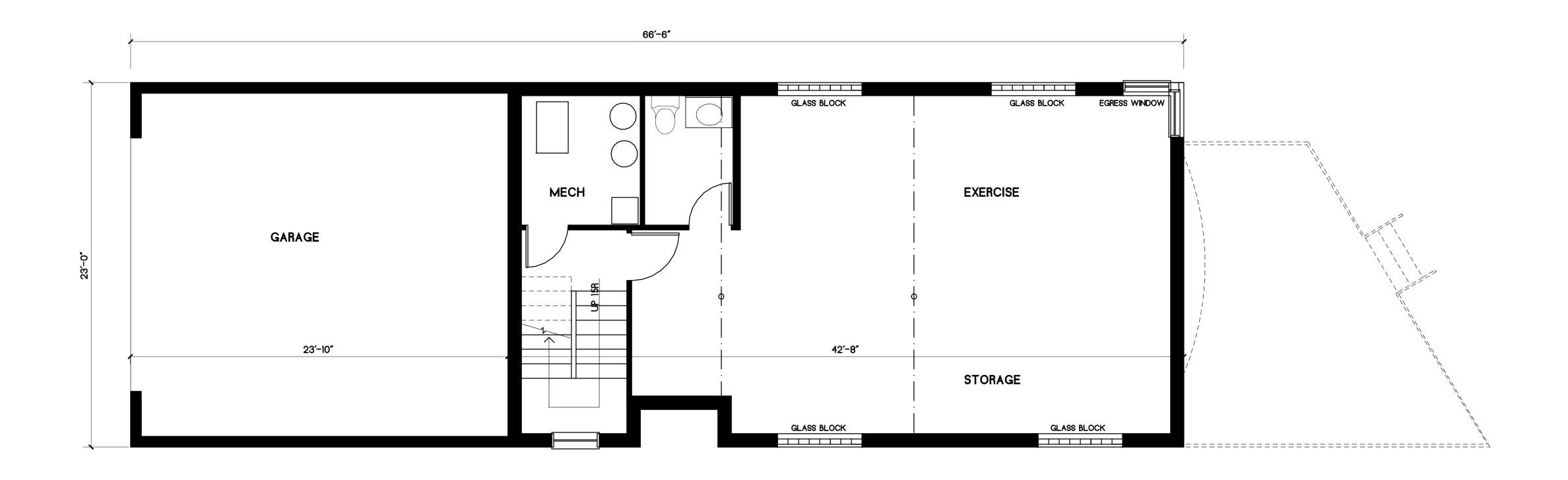
# LOVERIDGE-DOHR RESIDENCE 6074 COLUMBIA STREET HASLETT MICHIGAN











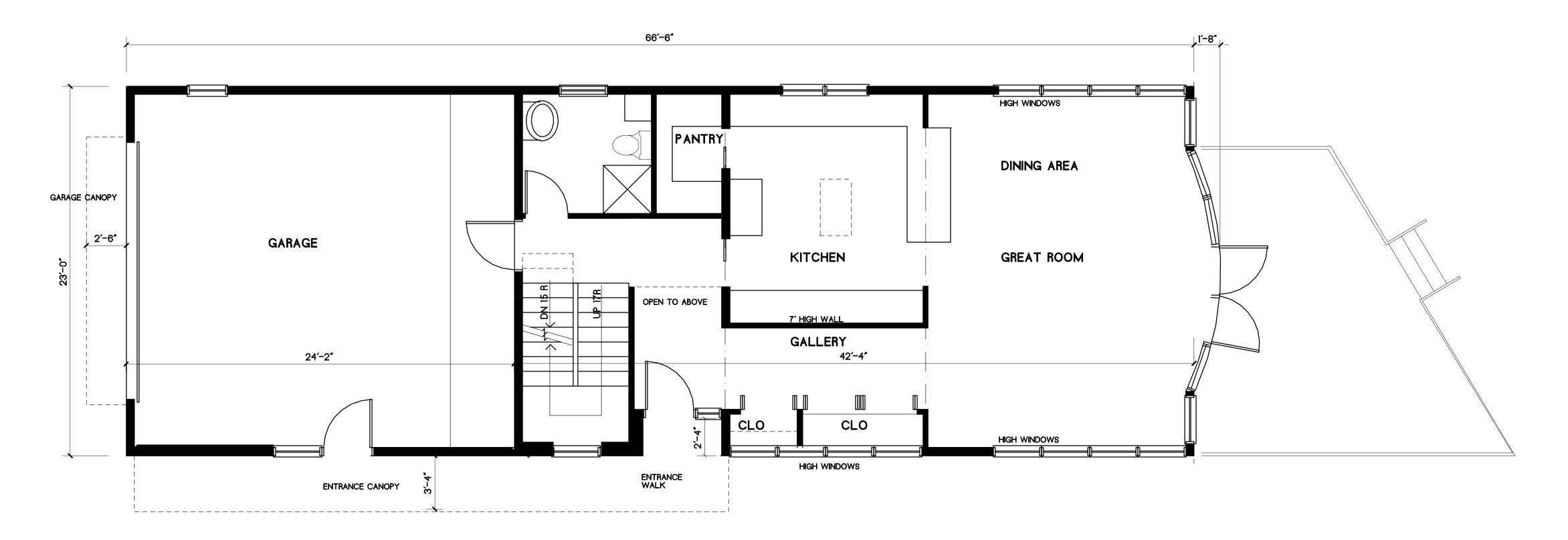
# BASEMENT FLOOR PLAN

1/4" - 1'-0"

O' 5' 10' 15'

BASEMENT FLOOR AREA APPROX 966 SF GARAGE FLOOR AREA APPROX 564 SF





# FIRST FLOOR PLAN

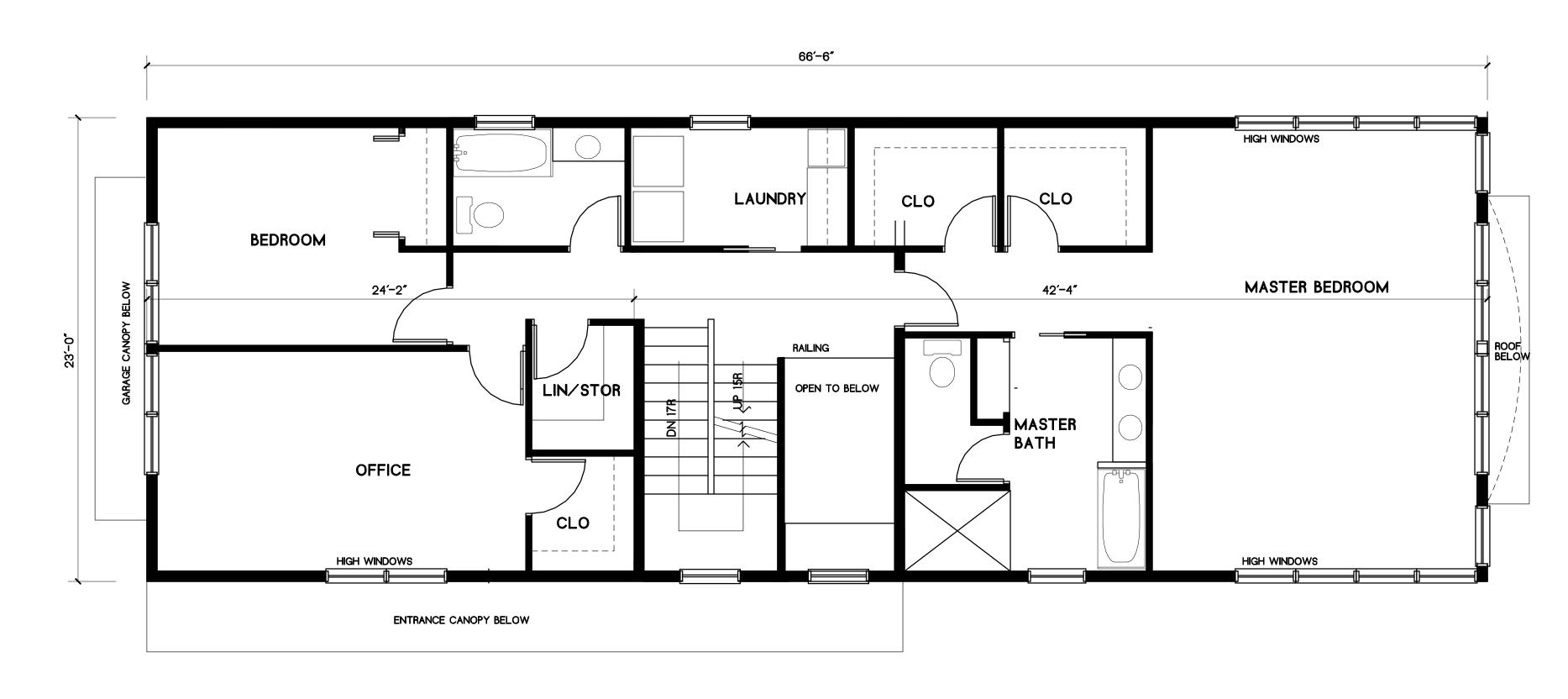
1/4" - 1'-0"



FIRST FLOOR AREA APPROX 966 SF GARAGE FLOOR AREA APPROX 564 SF



# LOVERIDGE-DOHR RESIDENCE 6074 COLUMBIA STREET

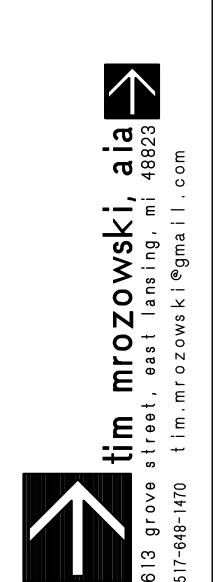


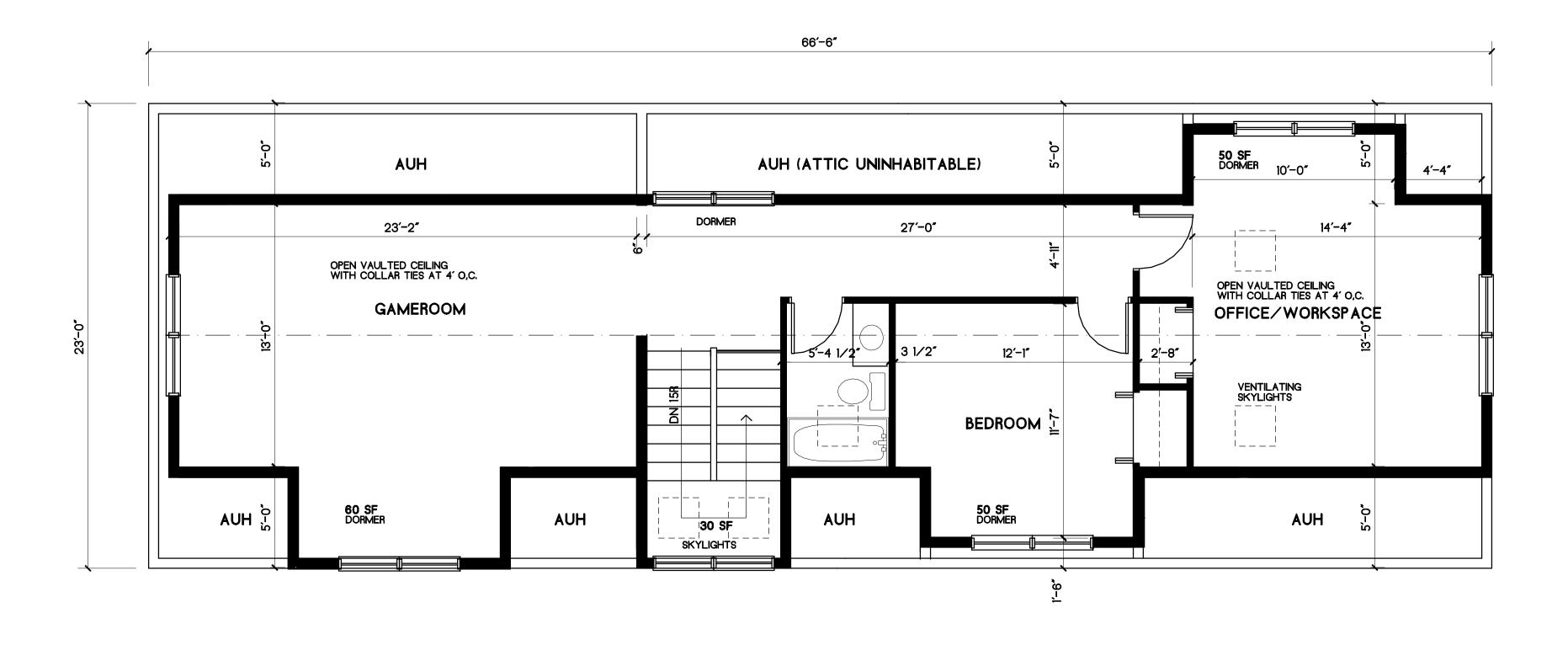
SECOND FLOOR PLAN

1/4" - 1'-0"

O' 5' 10' 15' 20'

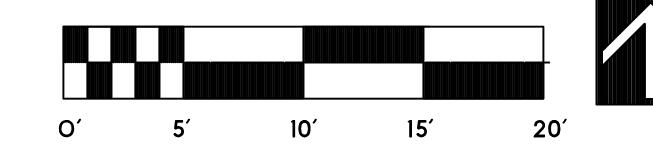
SECOND FLOOR AREA APPROX 1530 SF





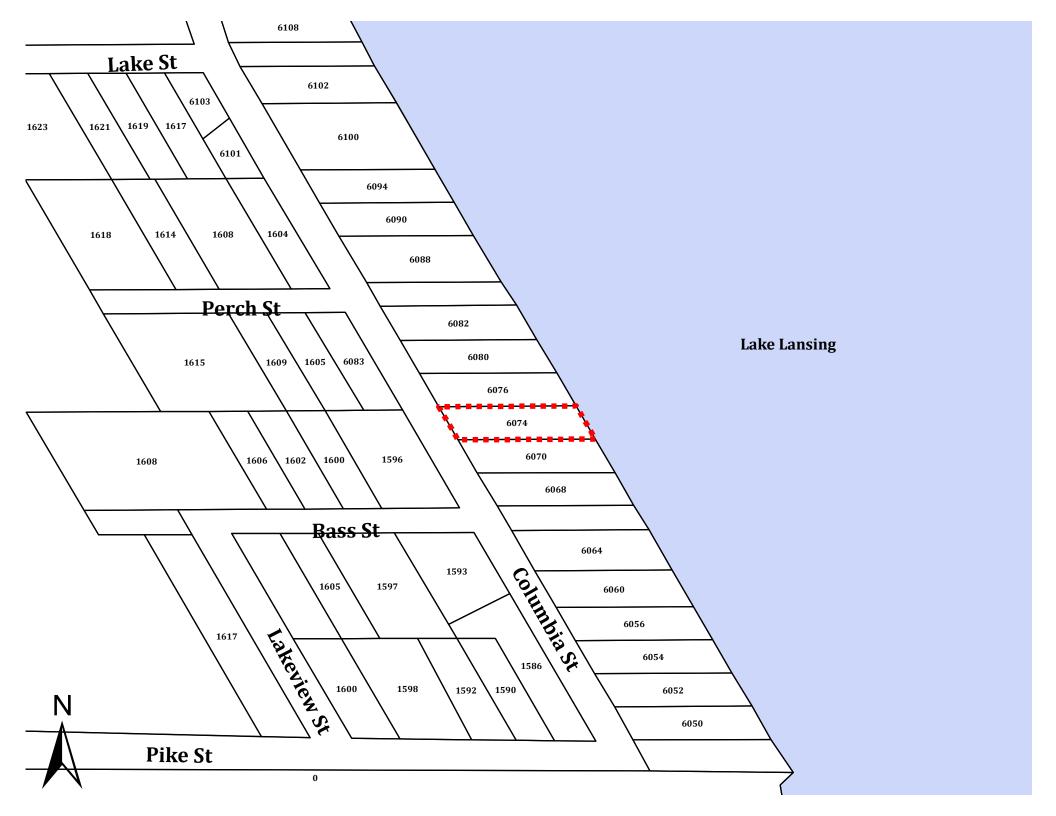
# THIRD FLOOR PLAN

1/4" - 1'-0"



THIRD FLOOR AREA APPROX 980 SF - 1018 SF MAX ALLOWED ZONING LIMITS TO 2/3 OF FLOOR PLATE AS FINISHED SPACE







To: Zoning Board of Appeals

From: Keith Chapman, Assistant Planner

Date: November 5, 2021

Re: ZBA Case No. 21-11-10-1 (John E. Green Company)

ZBA CASE NO.: 21-11-10-1 (John E. Green Company), 220 Victor Avenue, Highland

Park, MI, 48203

**LOCATION:** 4910 Dawn Avenue

**PARCEL ID:** 20-204-006 **ZONING DISTRICT:** I (Industrial)

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

- Section 86-506. No fence, wall, or screen shall be erected higher than six feet, as measured
  from the ground upon which it sits to its highest point. Altering the existing grade, such as but
  not limited to mounding or terracing of land shall not be permitted to increase the height of
  the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing
  together with the fence, wall, or screen, is six feet or less above the ground upon which it sits.
- Section 86-474(2). Intersection of a driveway and street. No plant material, berm, fence, wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street and driveway intersections between the height(s) of three feet and 10 feet, as measured from the back of the curb or edge of the pavement. The sight triangle shall be formed by measuring 35 feet along the back of curb or edge of asphalt of the street and edge of the driveway from the intersection of the driveway and then connecting the two points.

John E. Green Company, the applicant, is proposing to add a seven-foot-tall privacy fence that surrounds the property at 4910 Dawn Avenue. The 0.723-acre subject property is zoned I (Industrial) and located on the east side of Dawn Avenue, south of Grand River Avenue.

The Industrial zoning district requires that all outdoor storage must be screened. Section 86-435(e)(1) states that Storage may be permitted out-of-doors but shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit gates, which wall or fence shall in no case be lower than the enclosed storage. The applicant is proposing to replace the fencing that was previously removed to repave the site. The new fence will be in the same location as the previous fence. The previous fence was seven feet in height with one foot of barbwire fencing on the top. The proposed fencing would not include the barbwire and would be seven feet tall. Section 86-506 requires that the fence be no higher than six feet in height. A variance of one foot is required.

### ZBA Case No. 21-11-10 (John E. Green Company) Zoning Board of Appeals (November 10, 2021) Page 2

There are two access points to the property on Dawn Avenue. One located north of the existing building and one to the south. The Zoning Ordinance requires that the intersection between the driveway and the street be clear of any fence between the heights of three and ten feet within the sight triangle. The sight triangle area is measured by going 35 feet along the back of curb or edge of asphalt of street and the edge of the driveway where it meets the street then connect the two lines. The proposed seven-foot-tall fence will be entirely located within the sight triangle of the south entrance to the property. A variance is requested to allow the fence to be in the sight triangle between the heights of three and seven feet. A variance of four feet is required.

### **Attachments**

- 1. Variance application dated September 20, 2021 and received by the Township on September 29, 2021
- 2. Applicant's response to review criteria dated October 12, 2021 and received by the Township on October 12, 2021.
- 3. Site plan prepared by ARRC Associates, Inc. dated July 20, 1998 (Revised September 29, 1999) and received by the Township on October 12, 2021.
- 4. Sight triangle diagram
- 5. Site location map.

G:\ COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-11-10\ \ZBA 21-11-10 staff report.docx

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

# **VARIANCE APPLICATION**

Α.	Address of Applicant 491 220 VictorAve HP, Mi Telephone (Work) (313) 868-2	Email address:larga bargo @bhaearea_com	
В.	Site address/location 4910 Zoning district	Dawn Ave EL, Nich. 48823  Parcel number 33-02-02-20-204-006	o,
C.	Ordinances Review an order, requiren	of provision(s) of the "Zoning Ordinance" of the Code of ments, decision, or a determination of a Township official or enforcing the provisions of the "Zoning Ordinance" of	
Zoning	g Ordinance section(s)		
D.	Required Supporting Material -Property survey -Legal description -Proof of property ownership or approval letter from owner -Site plan to scale -Written statement, which demons next page)	Supporting Material if Applicable -Architectural sketches -Other  SEP 2 9 2021  Strates how all the review criteria will be met (See	
Signati	ur or Applicant Prin	chael J. Gren 9/20/21  It Name  Received by/Date: Mary 9/29/21	
B e a in	coard of Appeals, Township staff experts the right to enter onto the ttached information) in my (our) of acluding but not limited to the taking	nembers of the Charter Township of Meridian Zoning f members and the Township's representatives or above described property (or as described in the absence for the purposes of gathering information g and the use of photographs. (Note to Applicant(s): any decision on your application.)	
Signa	nture of Applicant(s)	Date	
Signa	dure of Applicant(s)	Date	



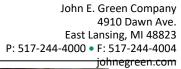
October 12, 2021

### **REVIEW CRITERIA RESPONSES**

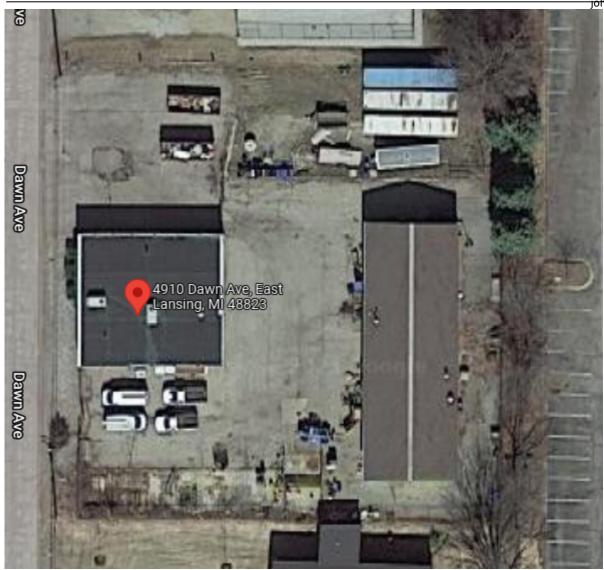
- 1) There are no unique circumstances to the land or structure. The other land/structures in the area have the fencing we are asking for.
- 2) No, the circumstances are not self-created. We are replacing/upgrading the existing fence. New fence to match the old, deteriorated fencing.
- 3) There are no practical difficulties foreseen. As mentioned above, security fencing was surrounding the perimeter of the property when it was purchased.
- 4) Failure to grant this request for variance will unreasonably prevent us from using this property for the permitted purpose as we will have equipment and material not protected without the fence we are asking to replace.
- 5) Granting the variance is the minimum action that will allow the property to be used in the spirit of the zoning ordinance. We are asking to replace fencing that was on the property and that matches other buildings.
- 6) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property fencing was installed when the property was purchased.
- 7) The land was surrounded by a 7ft tall chain link fence with barbed wire on the top of it. We want to maintain the height less the barbed wire.
- 8) Yes. Granting the variance will be generally consistent with public interest and the purposes and intent of the Chapter. As the only industrial park in East Lansing, we will be matching the existing fencing being use by the neighboring businesses in the same industrial park.

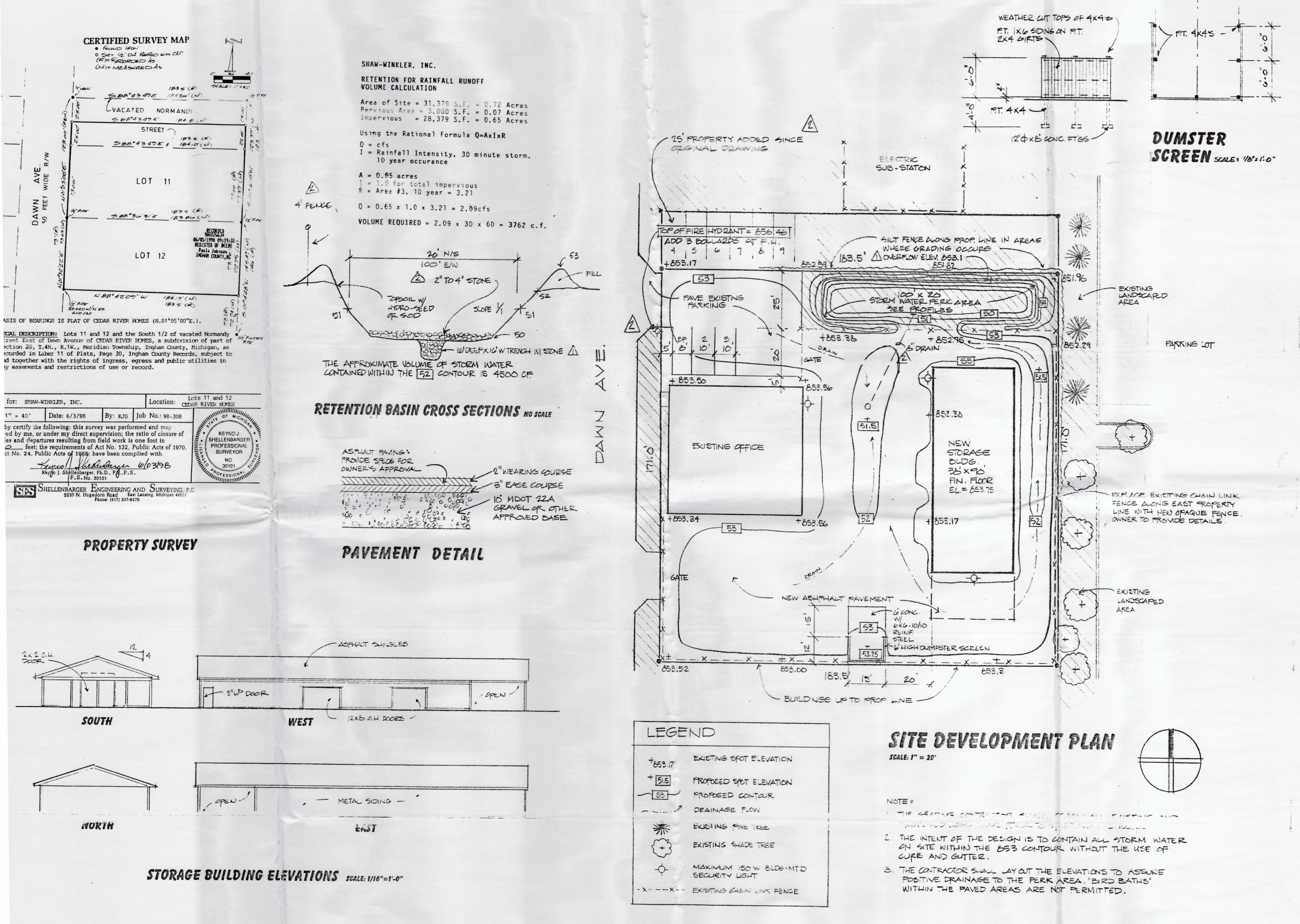
### 4190 DAWN AVE. - FENCING AS PURCHASED











AUG 0 1 2000

A5500

GE BUILDING

NEW STO

AMCHITICT

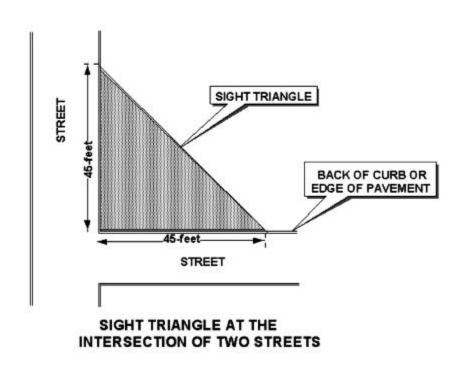
200 REV

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Street intersections. No plant material, berm, fence, wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street intersections between the height(s) of three feet and 10 feet, as measured from the back of the curb or edge of the pavement. The sight triangle shall be formed by measuring 45 feet in each direction from the intersection of the back of curb or edge of asphalt of each street and connecting the two points (See Figure 1).

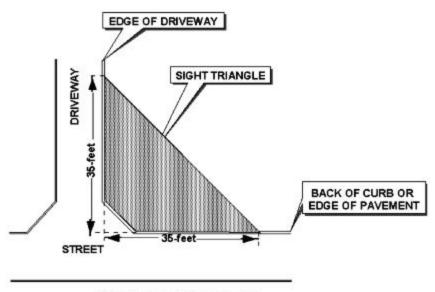
FIGURE 1



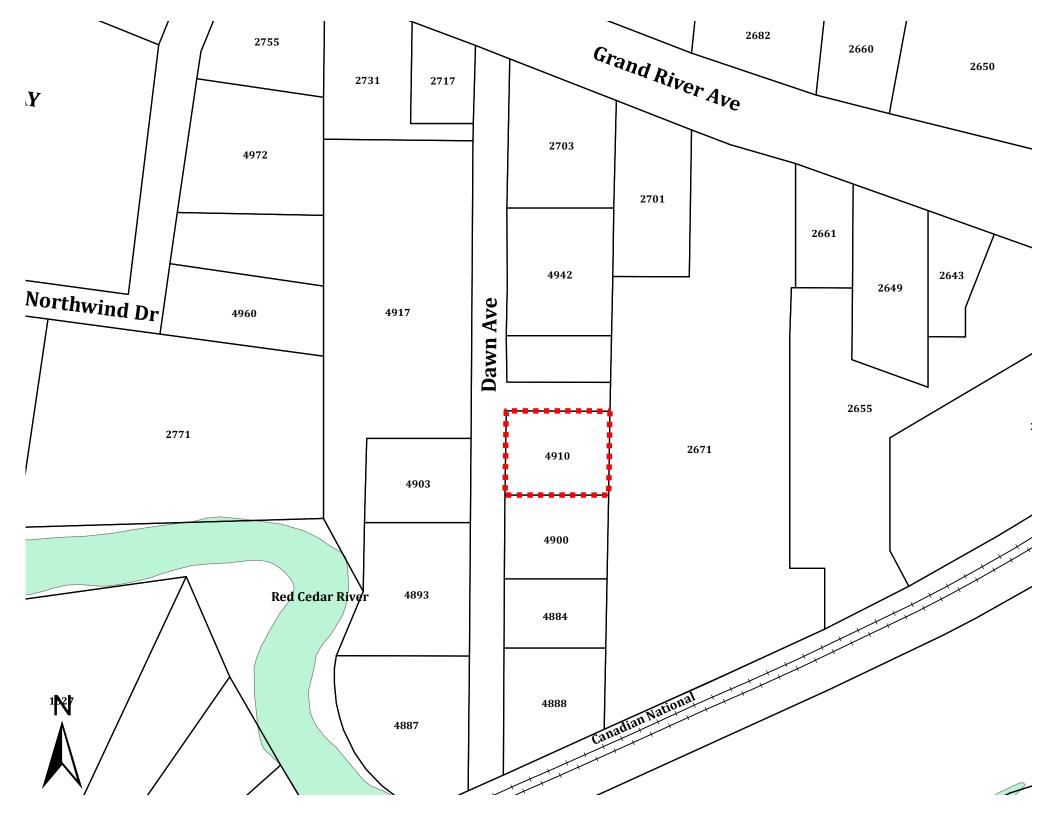
**(2)** 

Intersection of a driveway and street. No plant material, berm, fence, wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street and driveway intersections between the height(s) of three feet and 10 feet, as measured from the back of the curb or edge of the pavement. The sight triangle shall be formed by measuring 35 feet along the back of curb or edge of asphalt of the street and edge of the driveway from the intersection of the driveway and then connecting the two points (See Figure 2).

FIGURE 2



SIGHT TRIANGLE AT THE INTERSECTION OF A STREET AND DRIVEWAY





To: Zoning Board of Appeals

From: Keith Chapman, Assistant Planner

Date: November 5, 2021

Re: <u>2022 Meeting Schedule</u>

Following is the list of proposed Zoning Board of Appeals meeting dates for 2022. In previous years there were two meetings scheduled most months. This schedule reflects the declining caseload that has taken place over recent years. No special or work session meetings are planned but may be added by the Zoning Board of Appeals during the year if warranted.

The Zoning Board of Appeals will meet on the second Wednesday of each month.

### **2022 MEETING CALENDAR**

January 12 - regular meeting

February 9 - regular meeting

March 9 - regular meeting

April 13 - regular meeting

May 11 - regular meeting

June 8- regular meeting

July 13- regular meeting

August 10 - regular meeting

September 14 - regular meeting

October 12 - regular meeting

November 9 - regular meeting

December 14 - regular meeting

2022 Meeting Schedule Zoning Board of Appeals (November 10, 2021) Page 2

A resolution is provided to adopt the above meeting schedule.

 Motion to adopt the resolution approving the 2022 Zoning Board of Appeals Meeting Schedule.

### Attachment

1. Resolution to approve 2022 Zoning Board of Appeals Meeting Schedule

G:\Community Planning & Development\Planning\ZBA\MTG SCHEDULE\2022 ZBA Calendar memo.docx



### **Zoning Board of Appeals Meeting Dates 2022 Meeting Schedule**

### RESOLUTION

At a regular meeting of the Zoning Board of Appeals of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of November, 2021 at 6:30 p.m., Local Time.

PRESENT	:						 		_
ABSENT:	_								-
Tł	ne	following	resolution	was	offered	by	 and	supported	by

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, Zoning Board of Appeals desires to announce the time, date, and place of all regular meetings of the Zoning Board of Appeals, pursuant to the provisions of Act 267 of the Public Act of 1976;

WHEREAS, it is the desire of the Zoning Board of Appeals to maintain a meeting schedule, which is the second Wednesday of each month.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

- 1. The Zoning Board of Appeals will meet in regular session in the Town Hall Room, Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, 48864, unless noticed or posted otherwise, at 6:30 p.m. on the second Wednesday of each month.
- 2. The specific dates for meetings are as follows:

January	12 - regular meeting
February	9 - regular meeting
March	9 - regular meeting
April	13 - regular meeting
May	11 - regular meeting
June	8- regular meeting
July	13- regular meeting
August	10 - regular meeting
September	14 - regular meeting

## 2022 Meeting Schedule Zoning Board of Appeals (November 10, 2021) Page 2

October

November

Decer	nber 14 - regular meeti	ng
Municipal Bui		e, place, and time shall be posted in the Meridian ter the first regularly scheduled meeting of the year
ADOPTED: YEAS:		
NAYS	:	
STATE OF MICHIGAN	)ss	
Charter Township of	Meridian, Ingham County, Mi py of a resolution adopted a	nairperson of the Zoning Board of Appeals of the chigan, DO HEREBY CERTIFY that the foregoing is a t a regular meeting of the Zoning Board of Appeals
		xia Mansour ning Board of Appeals Chair

12 - regular meeting

9 - regular meeting