



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
October 25, 2017 6:30 pm



1. CALL MEETING TO ORDER\*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. Wednesday, October 11, 2017
4. COMMUNICATIONS
  - A. Donald Winchell, 6203 Columbia Street, RE: ZBA #17-10-25-1
5. UNFINISHED BUSINESS
6. NEW BUSINESS

- A. ZBA CASE NO. 17-10-25-1 (Bartow),  
6154 WEST LONGVIEW DRIVE, EAST LANSING, MI 48864

DESCRIPTION: 6200 Columbia Street  
TAX PARCEL: 03-403-001  
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential  
Overlay District

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

Section 86-374 (d)(1), Minimum lot area: 8,000 square feet. No lot shall hereafter be subdivided to provide less than 8,000 square feet of lot area.

Section 86-374 (d)(2), Minimum interior lot width. 65 feet.

The applicant is requesting to create two new lots that are under the minimum lot area of 8,000 square feet and the minimum lot width of 65 feet.

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

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

PRESENT: Members Ohlrogge, Stivers, Lane, Chair Beauchine  
ABSENT: Member Jackson  
STAFF: Peter Menser, Senior Planner and Keith Chapman, Assistant Planner

**A. CALL MEETING TO ORDER**

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

**B. APPROVAL OF AGENDA**

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

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

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

Wednesday, August 9, 2017

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

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

**D. COMMUNICATIONS**

**None.**

**E. UNFINISHED BUSINESS**

**None.**

**F. NEW BUSINESS**

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

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

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

The applicant is requesting to construct a 576 square foot attached garage in the front yard setback.

Keith Chapman, Associate Planner, outlined the case for discussion.

Bill Ditty, owner and applicant, 6143 Cottage Drive Haslett, gave a brief history of the 1835 platted area called Sunset Cove, which he purchased in the fall of 2012. He stated part of his plan is to regrade and install proper drainage for the front yard, to alleviate flooding. He plans to modernize the house with an attached garage of 24x24 square foot to accommodate a larger truck size. He commented the design is consistent with eight out of the ten houses in the neighborhood with attached garages, which also required variances. He concluded he spoke to his neighbors and they were in favor of the addition.

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

Member Stivers added the Zoning Board of Appeals (ZBA) would make a determination based on the criteria from Section 86-221 of the Ordinance.

Member Stivers read review criteria one, 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 replied the unique circumstance is the house was built in 1935 close to the road. However, it is a similar circumstance to neighboring houses in the area causing her to wonder what is unique about the subject property.

Chair Beauchine replied he agreed however, the ZBA cannot take into account other variances and the circumstances surrounding them. He added the ZBA must stick to this case only. He suggested the ZBA move on to the other criteria and come back review criteria one later.

Member Stivers read review criteria two, which states these special circumstances are not self-created. She stated it depends on what the circumstances are and if they are not self-created. She added if it is the age of the house Mr. Ditty is not responsible for that.

Member Stivers 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 replied the practical difficulty appears to be Mr. Ditty cannot have a garage on the property anywhere else, except in the proposed location.

Member Ohlrogge stated she was out to the subject property and there are trees, but she could not see a location on the property to park a vehicle.

Chair Beauchine replied he thought Mr. Ditty owned the property across the street which has a 1,600 square foot building with three garages. He added the ZBA could confirm this with Mr. Ditty before they move ahead.

Mr. Ditty answered he does have a pole barn across the street which he is using for temporary parking at this time.

Member Ohlrogge questioned whether or not both lots were purchased together or separately.

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

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

Keith Chapman stated again it is a separate lot.

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

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

Keith Chapman said correct.

Chair Beauchine replied that is not right.

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

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

Keith Chapman stated yes.

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

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

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

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

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

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

Member Stivers agreed it is a practical difficulty not to have a garage in Michigan which can lead us to criteria four, which states the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted use. She added that criteria three and four are addressed together.

Member Stivers referenced review criteria five, stating she has a problem determining whether or not granting the variance is the minimum necessary. She added she did some research on the size of garages without taking into consideration the size of applicants vehicles. She commented the minimum for a two car garage could be 20 feet, or the applicant could build a single car garage of 16 feet requiring a lesser variance.

Member Ohlrogge added considering the lot is narrow a single car garage would work better on the lot.

Chair Beauchine added the variance request is more than 50%. He added the Lake Lansing Overlay District has already been adjusted from the current zoning and the ZBA should consider the amount of the dimensional request.

Member Ohlrogge questioned the applicant about the yellow lines and what they represent.

Mr. Ditty answered the markings indicate the structure location the property.

Member Ohlrogge commented so this is where the garage would be.

Mr. Ditty said yes, approximately by using a tape measure.

Member Stivers commented although I did a google search on garages and read a couple of articles, I am not an expert, and an architect may say a standard garage is 24x24 square foot. She suggested the ZBA come back to review criteria five.

Member Stivers 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 commented no communications were received pro or con on this case, which suggests the neighbors are in favor of the request. She added in this neighborhood it is typical for property owners to have a garage.

Member Ohlrogge added it appears most of the garages in the neighborhood are not located as close to the road as the subject property and wondered how this could affect adjacent lands. The ZBA needs to keep in mind safety issues with crowding structures so close to the road blocking visibility.

Member Stivers replied interesting point Member Ohlrogge is making and questioned her on exactly what safety issues should be considered.

Member Ohlrogge replied the issue of snow building up during the winter can cause a visual barrier to the road for both vehicles and walkers in the neighborhood, but at this point she is expressing her questions to the ZBA and not making a decision on the request.

Member Stivers 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 questioned if the previous Overlay District addressed the front yard setback in particular.

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

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

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

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

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

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

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

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

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

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

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

added to a second story of the garage making the variance request smaller in width than requested.

Member Ohlrogge added however lawn mowers and yard equipment would be hard to store on the second floor of garage and should be stored in a garage.

Member Stivers replied as opposed to a storage shed in the back yard, and added when it comes to safety and the permitted purpose of a garage is for a car and not for storage. She recommended the applicant go with a 20 square foot garage and to create a variance percentage below 50% which Chair Beauchine had recommended.

Chair Beauchine stated having a smaller garage would bring the variance percentage down to about 30% of the request.

Member Stivers said the other thing to consider is the width of the variance request; at the narrowest point would be 7 feet decreasing the overall width dimension of the garage however, if the request was for a one car garage it would even be less. Based on her research the smallest square foot for a garage is 16x16 adding the question is does the applicant need just a garage or does he need a certain size.

Member Ohlrogge added the future needs of the property and not just the present needs should be addressed, as a garage is a valid need in Michigan based on criteria three and four however, the size of garage is in question on this tiny lot. She added in granting the request is to make sure the request does not adversely affect adjacent land. She stated addressing the minimum necessary in review criteria seven is questionable as almost every house has a garage.

Member Strives commented the houses in the area are setback further on the property than the subject property, which is a unique circumstance.

Chair Beauchine added review criteria seven is the pressure for the Overlay District. He 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 questioned should we have an ordinance change.

Member Ohlrogge replied since the subject property is the only property built this close to the road makes it non-recurrent in nature.

Keith Chapman clarified the width dimensional questions presented by the ZBA. He stated the only consideration for the ZBA is the closet point to the front yard setback; Mr. Ditty can build up to the 7 foot side yard setback or up to 5 feet with fire resistant materials, and added whether it is a one or two car garage cannot be looked at or consider.

Chair Beauchine stated but the ZBA does and should look at it and added the ZBA is not looking at the width issue as much as the minimum necessary. Also, how much construction is going to be placed there. He added if the construction is narrower it would be less of an intrusion.

Member Ohlrogge added the ZBA is questioning the distance from the road and the side yard setback and if there is less intrusion than there is less distance between the road and the garage.

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

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

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

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

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

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

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

Chair Beauchine questioned the staff on how would this work.

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

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

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

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

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

MEMBER STIVERS SECONDED.

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

NO:

Motion passed.

#### **G. OTHER BUSINESS**

#### **H. PUBLIC REMARKS**

#### **I. BOARD MEMBER COMMENTS**



**J. ADJOURNMENT**

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

**K. POST SCRIPT** – Chair Beauchine

Respectfully Submitted,

Rebekah Lemley  
Recording Secretary

ZONING BOARD,

16 OCTOBER 2017

MY NAME IS DONALD WINCHELL, I LIVE AT  
6203 COLUMBIA ST. HASLETT MICHIGAN 48840

WE BUILT OUR HOUSE HERE IN 1984.

THE ZONING BOARD HAS DONE A GOOD JOB OF  
KEEPING THE HOMES ON LAKE LANSING LOOKING GOOD

PLEASE DON'T LET THEM PUT THREE  
HOUSES ON THE LAND DESIGNED FOR TWO.

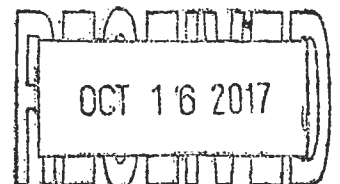
EVERYONE THAT BID ON THAT LAND KNEW  
THAT THEY WERE BIDDING ON TWO LOTS,  
ONE LARGER THAN THE OTHER ONE.

SO TO ME IT'S JUST GREED TO NOW  
WANT TO DIVIDE IT INTO THREE LOTS  
JUST TO MAKE MORE MONEY.

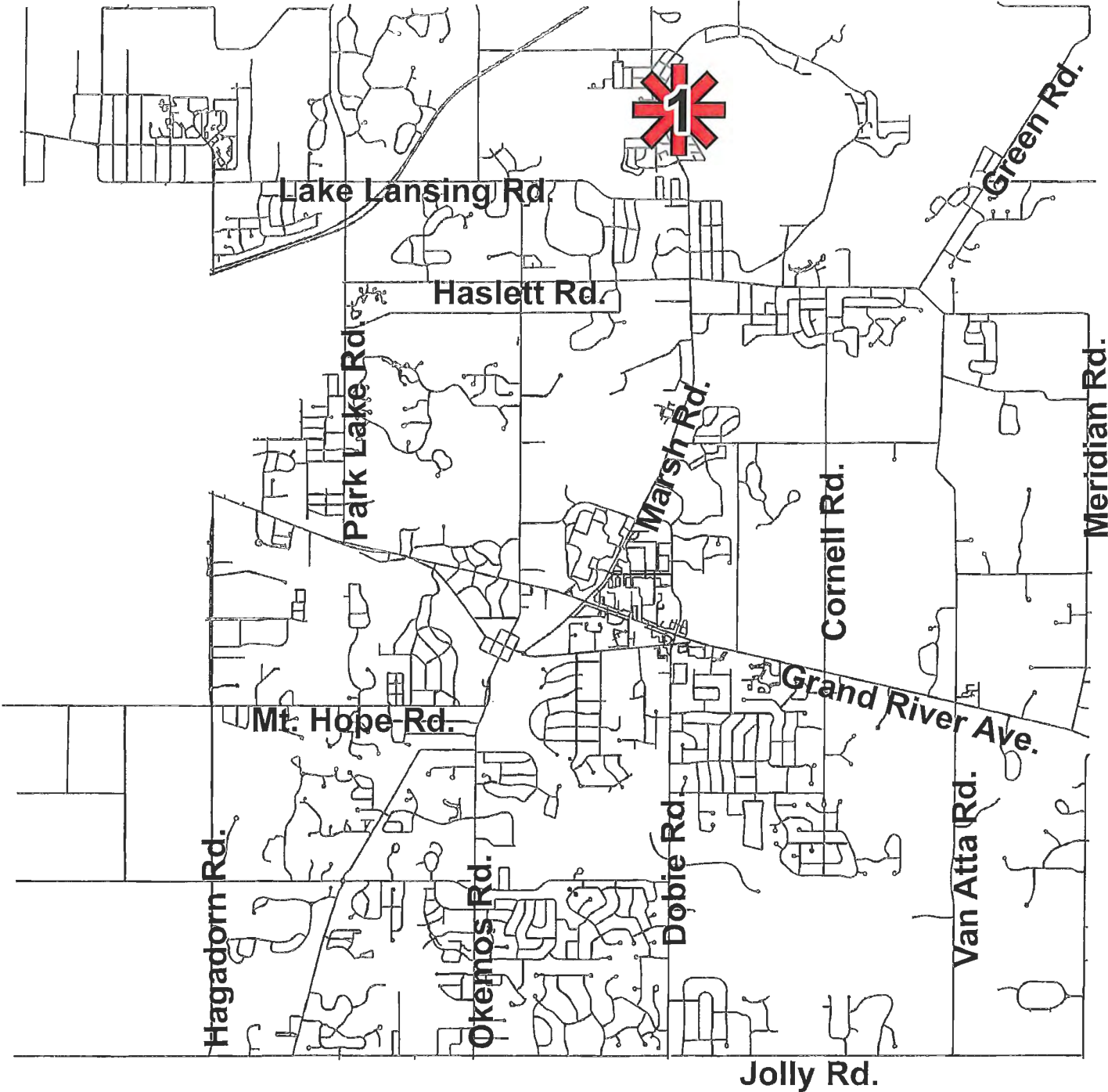
I HOPE THAT YOU STICK TO THE  
8,000 SQUARE FEET MINIMUM, SO THAT TWO  
NICE HOUSES CAN BE BUILT THERE.

THANKS.

Don Winchell  
517 339-2350



# Meridian Township



## Location Map

1. ZBA #17-10-25-1 (Bartow)



## VARIANCE APPLICATION SUPPLEMENT

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

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



**To:** Zoning Board of Appeals  
**From:** Keith Chapman  
Keith Chapman, Assistant Planner  
**Date:** October 20, 2017  
**Re:** ZBA Case No. 17-10-25-1 (Bartow)

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**ZBA CASE NO.:** 17-10-25-1 (Bartow), 6200 Columbia Drive, Haslett, MI 48840  
**DESCRIPTION:** 6200 Columbia Street  
**TAX PARCEL:** 03-403-001  
**ZONING DISTRICT:** RB (Single Family, High Density), Lake Lansing Residential Overlay District

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

- Section 86-374 (d)(1), Minimum lot area: 8,000 square feet. No lot shall hereafter be subdivided to provide less than 8,000 square feet of lot area.
- Section 86-374 (d)(2), Minimum interior lot width. 65 feet.

James Bartow, the applicant, has requested variances to create two new parcels that are under the minimum lot area of 8,000 square feet and the minimum lot width of 65 feet at 6200 Columbia Street. The approximate 0.364 acre site is zoned RB (Single Family, High Density) and is located in the Lake Lansing Overlay District.

The submitted survey shows lots 11, 12, and 13 of Lakebrook #1 subdivision, which was platted in 1930. Currently, lots 12 and 13 are combined into one 15,218 square foot lot with a lot width of 77.94 feet on Columbia Street. A 1,500 square foot single family home currently occupies the lot and is proposed to be demolished.

The Lake Lansing Residential Overlay District, states lot area shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 5,000 square feet in area. And interior lot width shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 35 feet in width at the street line and the minimum yard setbacks are maintained for the district where the lot is located. Lots 12 and 13 were combined in the 1970's, which removed their status as lots of record. The applicant is proposing to return the lots to the same configuration that they were platted as before they were combined.

**Zoning Board of Appeals**  
**October 25, 2017**  
**RE: ZBA Case No. 17-10-25-1 (Bartow)**  
**Page 2**

The proposal is to create lot 12, which would have 7,707 square feet of lot area and 39 feet of lot width, and lot 13, which would have 7,511 square feet of lot area and 40 feet of lot width. The applicant is requesting a 293 square foot variance for lot area and a 27 foot variance for lot width for lot 12 and a 489 square foot variance for lot area and a 26 foot variance for lot width for lot 13.

Lot 11 is not part of the request because it is considered a lot of record and meets the Lake Lansing Residential Overlay District requirements for lot area and lot width with 8,040 square feet of lot area and 35.47 feet in width at the street line.

**Site History**

- Township Assessing Department records indicate that the single family home was constructed in 1940.
- In 1975, two variances were requested. The first was from the 10 foot separation between a principal structure and an accessory building and the second that no accessory building shall project into the front yard. Both variances were granted, allowing the accessory building to be 8 feet from the principal structure and for the accessory building to project 6 feet into the front yard.

**Attachments**

1. Application materials
2. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2017 ZBA\ZBA 17-10-25\ZBA 17-10-25-1 (Bartow)\STAFF REPORT BARTOW

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

VARIANCE APPLICATION

A. Applicant James M. BARTOW  
Address of Applicant 6154 W. LONGVIEW DR  
EAST LANSING 48823  
Telephone (Work) 517-664-1544 Telephone (Home) 231-7728cc  
Fax \_\_\_\_\_ Email address: JBARTOW1962@GMAIL.COM  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 6200 COLUMBIA DR, HASLET #  
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) RB

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)

James M. Bartow                      James M. BARTOW                      8/31/17  
Signature of Applicant                      Print Name                      Date

Fee: \$150                      Received by/Date: Peter Menden 8-31-17

*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.)*

James M. Bartow                      8/31/17  
Signature of Applicant(s)                      Date

\_\_\_\_\_  
Signature of Applicant(s)                      Date

## Variance for 6200 Columbia: Lots 11,12,13

We would like to create a larger tax revenue for the Meridian Township taxing authority by creating three lots on 6200 Columbia, currently 2 lots. The original plat map for the area shows that there was three lots on this site at one time in the past.

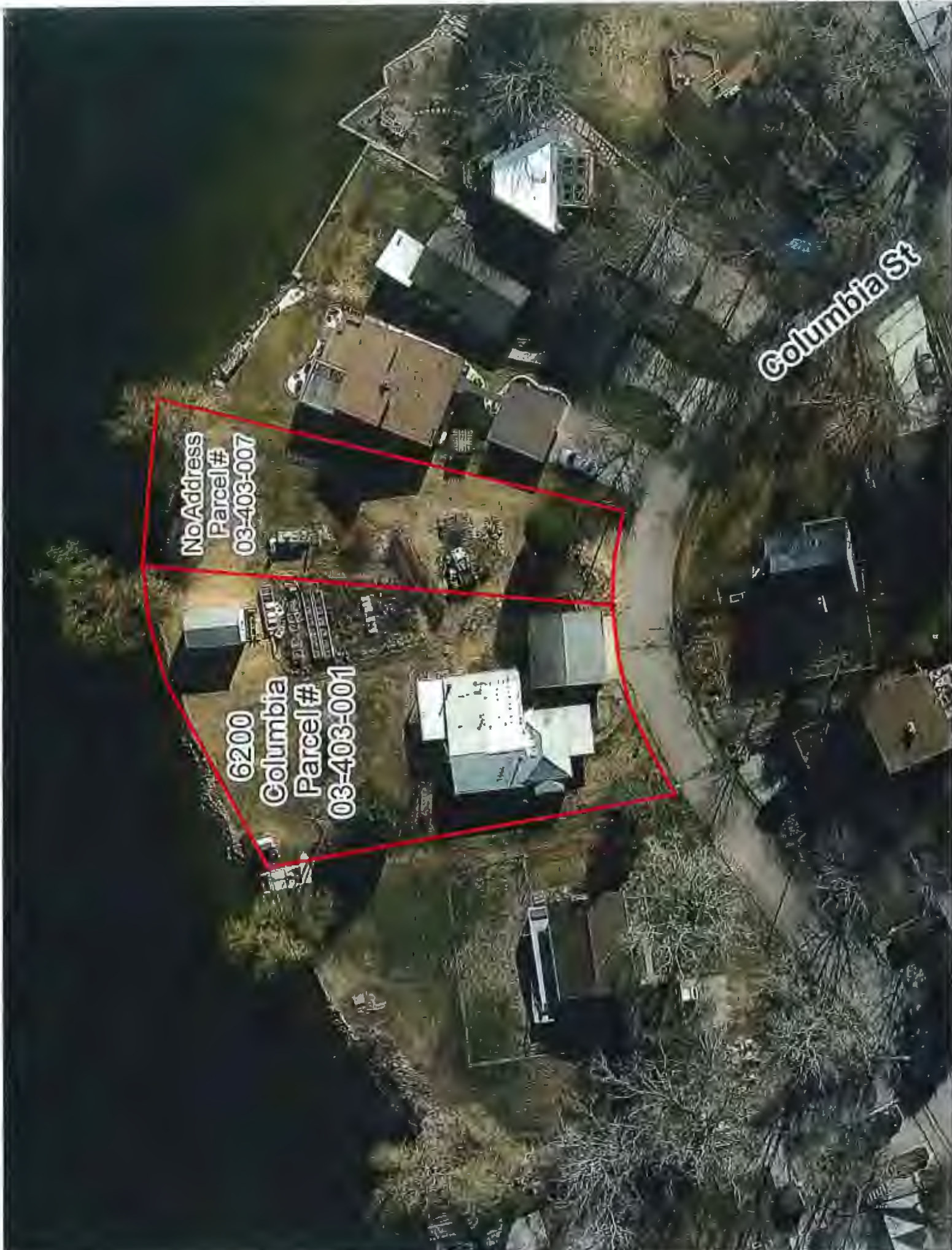
- By creating three separate lots it would allow the area to grow and create a higher tax revenue for the Township.
- We are asking the township for a variance due to 2 of the lots falling shy of the 8000-sq. ft. rule, two of the lots are a tad smaller than the allowed 8000 sq. foot rule. I don't believe this will create an issue with the building envelope with setbacks and such.
- Granting this variance will not adversely affect adjacent property owners on the lake. Neighbors will be thrilled to see something new in the area to bring up property values of their current homes.
- The home that has been on the property since the late 1930's has been an eyesore for the community the last 25 years.
- Having three separate lots we would expect homes of more than 400k to be built on site. The current owner has much invested in these lots and is only thinking of the good for the township. Not only will having new construction on the lake create revenue for the township, but it will beautify the area and bring property values up.
- Creating three separate lots will enhance the neighborhood by having three new homes on the lake.
- Each lot will adhere to all the building codes and setbacks. Construction of a home would not alter the essential character of the neighborhood
- Each lot will be hooked up to City Water/Sewer, creating yet more revenue for the Twp. Currently the lots are on wells, they are being removed and properly capped off. Following township rules.
- Not obtaining this variance for lot 12 and 13 will create a hardship for the owner, the owner paid a premium price for these lots that ultimately is helping the community and Ingham County Land Bank.



Columbia St

No Address  
Parcel#  
03-403-007

6200  
Columbia  
Parcel#  
03-403-001



6200 COLUMBIA ST HASLETT, MI 48840 (Property Address)

Parcel Number: 33-02-02-03-403-001



Item 1 of 3 1 Image / 2 Sketches

**Property Owner: INGHAM COUNTY TREASURER**

**Summary Information**

> **Residential Building Summary**

- Year Built: 1940
- Bedrooms: 2
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 1,504
- Acres: 0.364

- > Assessed Value: \$0 | Taxable Value: \$0
- > 15 Special Assessments found
- > Property Tax information found

> 1 Building Department records found

**Owner and Taxpayer Information**

<b>Owner</b>	INGHAM COUNTY TREASURER PO BOX 215 341 S JEFFERSON ST MASON, MI 48854	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2017**

<b>Property Class</b>	REAL EXEMPT	<b>Unit</b>	02 MERIDIAN TOWNSHIP
<b>School District</b>	HASLETT	<b>Assessed Value</b>	\$0
<b>MG</b>	No Data to Display	<b>Taxable Value</b>	\$0
<b>APPRAISAL</b>	Not Available	<b>State Equalized Value</b>	\$0
<b>NEIGH #</b>	Not Available	<b>Date of Last Name Change</b>	05/04/2017
<b>INFLUENCE</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	No Data to Display
<b>PROBLEMS</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

Homestead Date 06/30/1994

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	
2017	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$0	\$0	\$0
2015	\$0	\$0	\$0
2014	\$0	\$0	\$0

**Land Information**

<b>Zoning Code</b>	RB	<b>Total Acres</b>	0.364
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$1,073
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	7000 EXEMPT	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

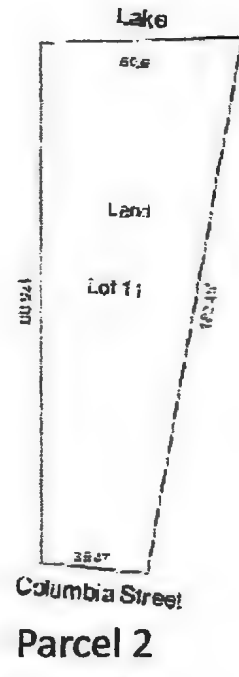
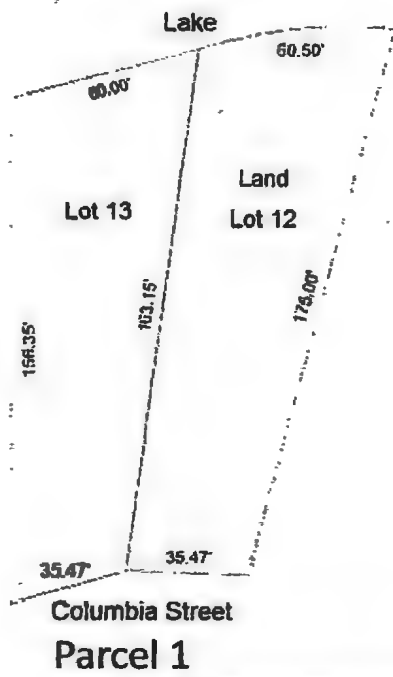
Lot(s)	Frontage	Depth
Lot 1	121.00 ft	165.00 ft
<b>Total Frontage: 121.00 ft</b>		<b>Average Depth: 165.00 ft</b>

**Legal Description**

MP 1738 MP 1739 LOT 12 & LOT 13 LAKEBROOK NO. 1.

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
04/13/2012	\$0.00	WD	RIGBY, ET		NOT USED ECF	2012-017071	



## **Real Estate Auction**

**On-Site Saturday, August 26, 2017 @ 11:00 AM**

**Sale Ordered by: Ingham County Land Bank**

**Three Lake Front Lake Lansing Lots**

**Lots offered in two parcels, sold together or separately.**

**Buyer is required to build within 3 years per the  
Ingham County Land Bank**

### **Parcel 1**

**33-02-02-403-001**

**Two lake front Lots. 120 feet on Lake Lansing, 70 feet at the road.**

**6200 Columbia, Haslett, MI 48840 Meridian Township.**

**The house will be open on sale day only.**

**Built in 1940, 2 bed, one bath, 1464 sq. ft. one story house on a crawlspace. Two car detached garage. Public water and sewer.**

**MP 1738 MP 1739 Lot 12 & Lot 13 Lakebrook No. 1.**

### **Parcel 2**

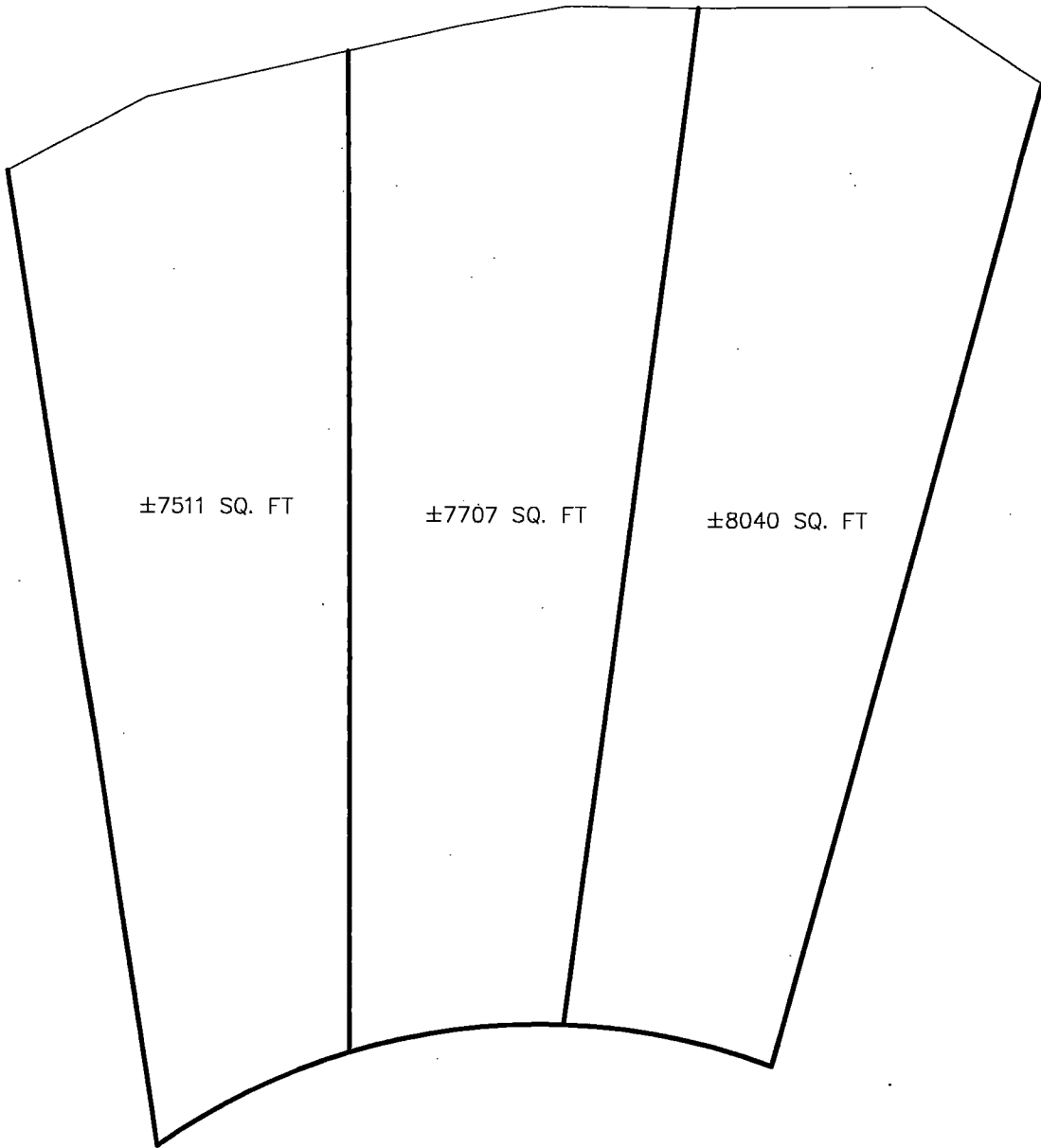
**3302-02-03-403-007**

**One Lake front Lot. 60 feet on Lake Lansing, 35 feet at the road.**

**MP 1737 Lot 11 Lakebrook No. 1.**

**County owned. There is no SEV and not currently taxed.**

CALCULATED TO  
WATER'S EDGE





N

6218

6216

6206

6200

6196

6192

6190

6178

6174

6170

6203

6199

6193

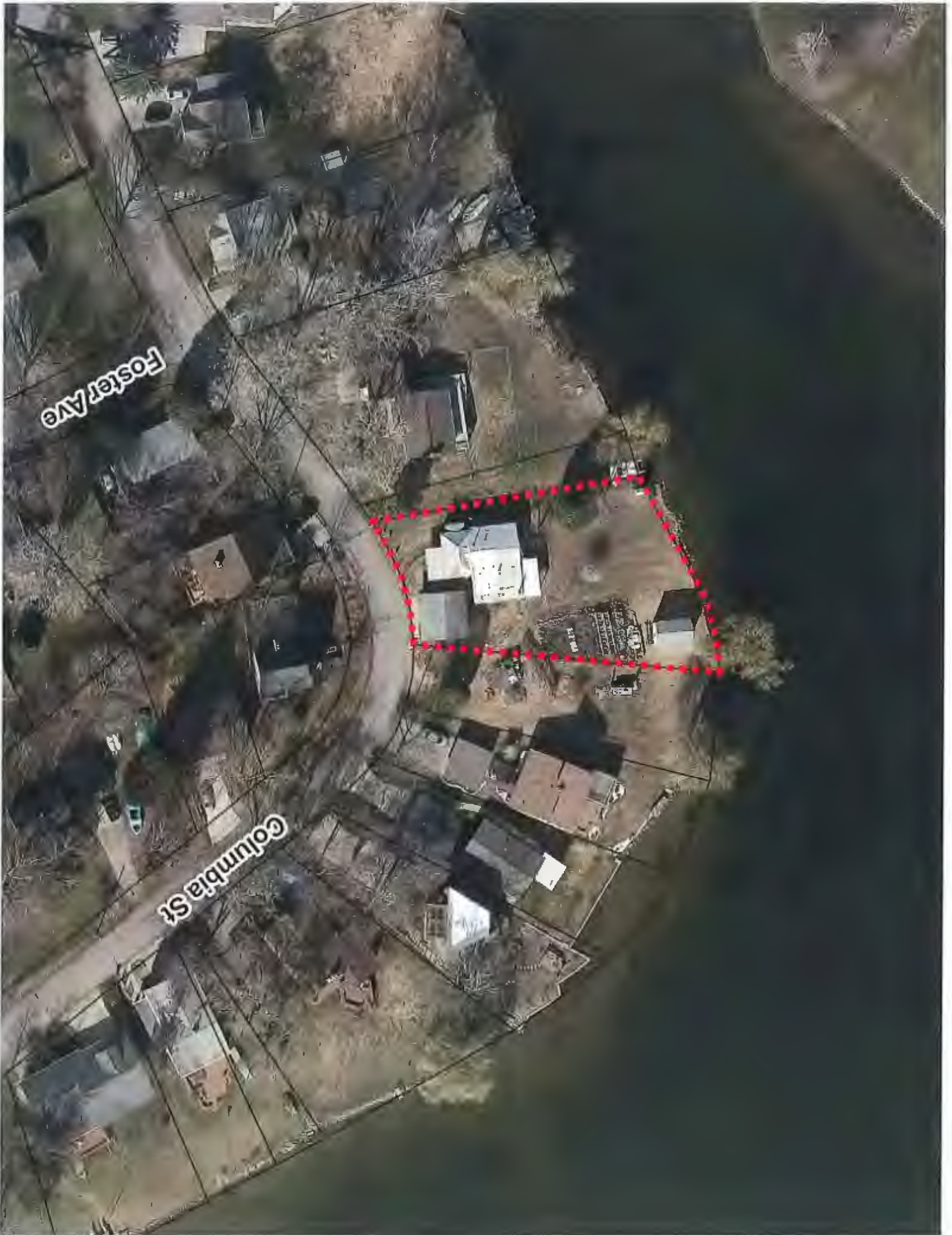
6171

6174

6177

Foster Ave

Columbia St



Foster Ave

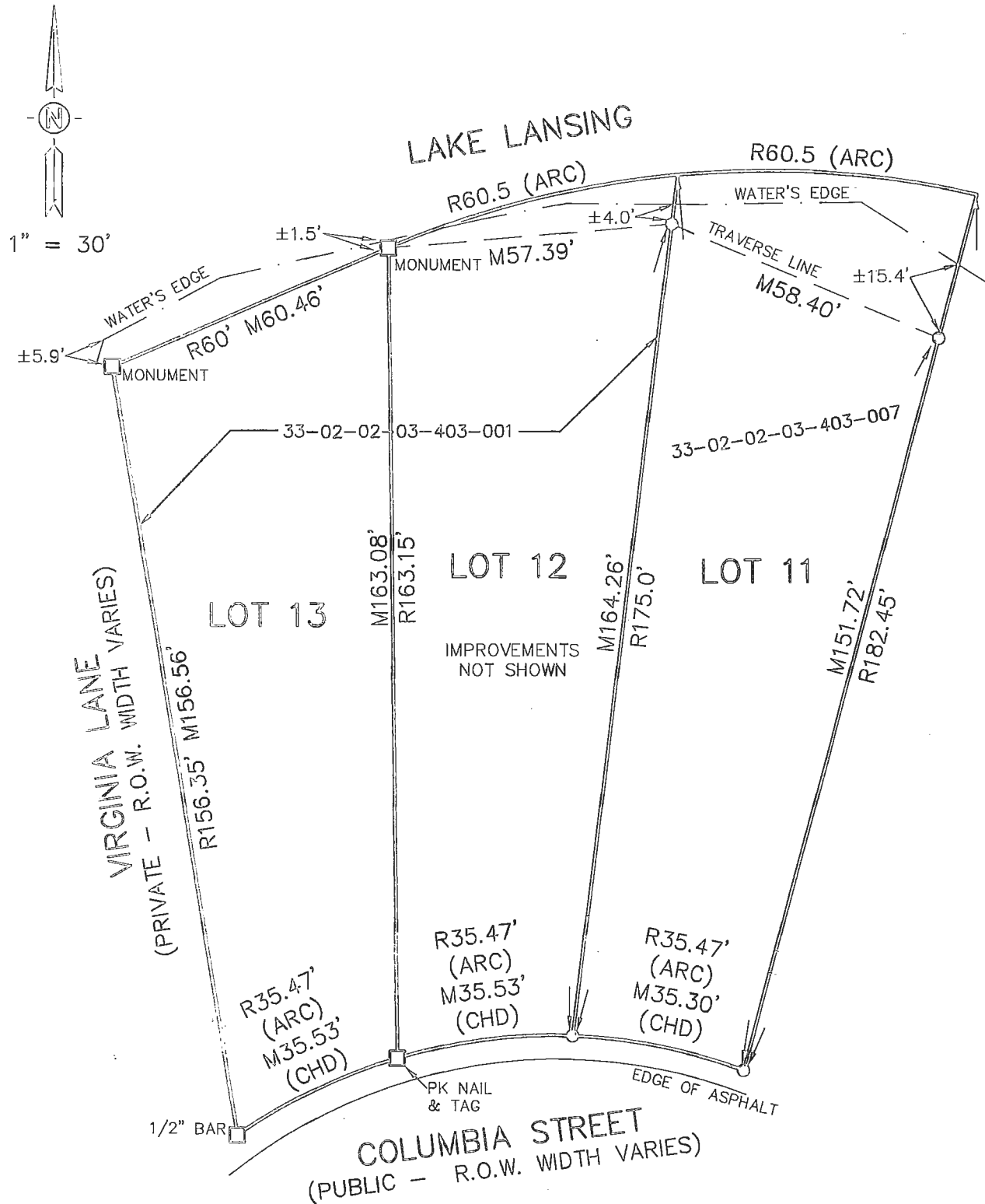
Columbia St

# LOT SURVEY

For:  
 Jim Bartow  
 6154 W. Longview Drive  
 East Lansing, MI 48823

Survey Address:  
 6200 & Vacant Columbia Street  
 Haslett, MI 48840  
 ID's: 33-02-02-03-403-001 &  
 33-02-02-03-403-007

Legal Description (as provided): Lots 11, 12, and 13, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.



- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN.
  2. WATER'S EDGE LOCATION AS MEASURED ON SEPTEMBER 18, 2017.