

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, December 14, 2016 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

- o Wednesday, November 9, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-12-14-1 (TOM & DARCY HAM), 5569 WOOD VALLEY DRIVE, HASLETT, MI, 48840

DESCRIPTION: 5569 Wood Valley Drive
TAX PARCEL: 12-154-009
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant is requesting a variance from the following section 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 structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

The applicant is requesting a variance to construct an addition to a non-conforming single family structure at 5569 Wood Valley Drive, Haslett.

2. ZBA CASE NO. 16-12-14-2 (FEDEWA HOLDINGS), 5570 OKEMOS ROAD, EAST LANSING, MI, 48823

DESCRIPTION: 1730 Chamberlain Drive
TAX PARCEL: 03-451-003
ZONING DISTRICT: RD (Multiple Family)

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

- Section 86-756(11), which states where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line.

The applicant is requesting a variance to encroach into the required 20 foot landscape buffer at 1730 Chamberlain Drive, Haslett.

3. ZBA CASE NO. 16-12-14-3 (BRYAN & RACHEL MANGIAVELLANO), 2655 COREOPSIS DRIVE, OKEMOS, MI, 48864

DESCRIPTION: 2655 Coreopsis Drive
TAX PARCEL: 32-477-004
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-502, which states authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio or breezeway, or similar structures, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than 10 feet from any other separate structure on the same lot.

The applicant is requesting a variance to install an accessory building that encroaches into the required 10 foot setback from the principal building at 2655 Coreopsis Drive, Okemos.

4. ZBA CASE NO. 16-12-14-4 (SIGNWORKS OF MICHIGAN, INC.), 4612 44th STREET SE, GRAND RAPIDS, MI, 49512

DESCRIPTION: 4800 Okemos Road
TAX PARCEL: 21-276-012
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)(a), which states one wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.
- Section 86-687(4)(d), which states freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side..

The applicant is requesting a variance to install a second wall sign and a freestanding sign greater than 25 square feet in size at 4800 Okemos Road, Okemos.

- ☞ 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.

F. OTHER BUSINESS

1. 2017 Meeting schedule

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – BRIAN BEAUCHINE

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS, CMMC
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, November 9, 2016**

PRESENT: Members Jackson, Ohlrogge, LeGoff, Chair Beauchine, Ballard (alternate)
ABSENT: None
STAFF: Mark Kieselbach, Director of Community Planning and Development

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 AS WRITTEN.

SECONDED BY MEMBER LEGOFF.

CHAIR BEAUCHINE ASKED THAT ITEM J. POST SCRIPT BE REMOVED FROM THE AGENDA.

ACCEPTED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, September 28, 2016

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES AS WRITTEN.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None.

E. NEW BUSINESS

1. ZBA CASE NO. 16-11-09-1 (BROWN), 2001 ABBOTT ROAD, EAST LANSING, MI, 48823

DESCRIPTION:	Reynolds Road
TAX PARCEL:	03-258-017
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 86-442(f)(1), which 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.

- Section 86-442(f)(2), which states 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.

The applicant is requesting variances to divide a platted lot into two parcels that have less than the minimum 5,000 square feet of lot area and the minimum 65 feet of interior lot width on Reynolds Road, north of Roe Street in Haslett.

Director Kieselbach outlined the case for discussion and referenced the staff memorandum dated November 8, 2016. The memorandum indicated the correct sections from the Code of Ordinances were Section 86-374(d)(1) minimum lot area of 8,000 square feet and Section 86-374(d)(2) minimum lot width of 65 feet.

Peter C. Brown, Attorney with Gallagher Law Firm, PLC, 2001 Abbot Road East Lansing, MI 48823, applicant, shared the history and legal issues pertaining to Lot 12A. He summarized the restrictions and the use of the south half of Lot 12A for the sole benefit of the owner of Lot 11 and Lot 12 and the use of the north half of Lot 12A for the sole benefit of the owner of lot 9 and lot 10. He is proposing to divide the vacant Lot 12A into two parcels in the Hickory Grove Addition subdivision.

Chair Beauchine opened and closed public remarks.

Chair Beauchine asked Director Kieselbach if the variances were approved what type of building the ordinance would allow. He also inquired how property taxes would occur.

Director Kieselbach stated an accessory structure would not be allowed unless it is on the same lot as the principle structure. He indicated if the Zoning Board of Appeals (ZBA) approved the variances they could place a condition that no buildings be located on the lot. He stated he had spoken to the Township Assessor, and in January there will be an adjustment to the property taxes for the property owner that has the use of the south half of Lot 12A.

Member Jackson inquired of Director Kieselbach with the division of Lot 12A, would the south half be joined to the property across the street as one lot.

Director Kieselbach stated with a road between the two lots; the lots would not be joined.

Member Ohlrogge questioned Director Kieselbach if a restrictive covenant is a common situation.

Director Kieselbach commented he has never encountered this type of restriction before.

Member Jackson questioned if the ZBA approves the variances, could either party sell their half of Lot 12A or does the covenant restrict selling their half.

Director Kieselbach stated that would be a question for the Township attorney; however the restrictive covenant only spoke to the use of Lot 12A.

Member Jackson stated if the ZBA approves the variances, the ZBA is permitting a land division which would be subject to the RB (Single Family-High Density) zoning district standards for lot area and lot width.

Chair Beauchine affirmed if the ZBA approves the variances, the ZBA could include a condition on building on either lot.

Member Ohlrogge read (Section 866-221) review criteria one, which states unique circumstances exist that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district. She stated this was true in this case due to the restrictive covenant.

Member Ohlrogge read review criteria two, which states these special circumstances are not self-created. She stated this was true as the situation was created many years ago.

Member Ohlrogge read review criteria three, which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. She stated the ZBA has addressed the question of access and who are the responsible owners of the lot.

Member Ohlrogge read review criteria four, which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. She commented how the ZBA has addressed the question of accessibility for both property owners.

Member Ohlrogge read review criteria five, which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She added granting the variances are integral in the process of the land division.

Member Ohlrogge read review criteria six, which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She commented granting the variances would not affect adjacent land or the character of properties in the vicinity.

Member Ohlrogge read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She stated this was an unusual situation.

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

MEMBER JACKSON MOVED TO APPROVE THE VARIANCE REQUEST FROM THE RB (SINGLE FAMILY-HIGH DENSTIY) ZONING DISTRICT.

SECONDED BY CHAIR BEAUCHINE.

MEMBER OHLROGGE OFFERED THE FOLLOWING FRIENDLY AMENDMENT: WITH THE RESTRICTION NO BUILDINGS BE ALLOWED ON THE RESULTING TWO PARCELS.

The friendly amendment was accepted by the maker and seconder of the main motion.

ROLL CALL VOTE: YES: Members Jackson, Ballard, Ohlrogge, LeGoff and Chair Beauchine.
NO: None.
Motion carried unanimously.

2. ZBA CASE NO. 16-11-09-2 (STOLIKER), 6164 COLUMBIA STREET, HASLETT, MI, 48864

DESCRIPTION:	6164 Columbia Street
TAX PARCEL:	03-406-013
ZONING DISTRICT:	RB (Single Family-High Density), Lake Lansing Residential Overlay District

The applicant is requesting a variance from the following section 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 structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

The applicant is requesting a variance to construct an addition to a nonconforming single family structure at 6164 Columbia Street in Haslett.

Director Kieselbach outlined the case for discussion. He referenced a letter from the property owner at 6165 Columbia Street in opposition to granting the variance.

The applicant's representative, David Lenz, Architect, Studio [intrigue] Architects, 1114 South Washington, Lansing, stated a new front porch would be constructed on the house. The location of the new porch was necessary due to the grade of the front yard. He also commented the exterior materials for the new construction would be consistent with the neighborhood and the improvements would enhance the character of the neighborhood. The plan is to keep the new construction within the current setback requirements, except for one corner of the garage.

Chair Beauchine opened and closed public remarks.

Chair Beauchine inquired of Director Kieselbach regarding the front yard setback shown on the site plan.

Director Kieselbach indicated the site plan showed a setback of 25 feet, but the setback in the Lake Lansing Overlay District is 20 feet.

Member Jackson asked Mr. Lenz if the new porch extend into the front yard setback.

Mr. Lenz replied the new porch would not be in the setback.

Director Kieselbach reminded the ZBA steps for a porch are allowed in the setback but the deck of the porch would need to meet the setback requirement.

Member Ohlrogge asked Mr. Lenz if the existing porch landing and the new porch landing were the same width.

Mr. Lenz stated the depths were different due to the angle of property line. He added both porches are at the same distance from the property line which is 12 feet.

Member Ohlrogge asked Mr. Lenz if the depth of the new porch landing is required for safety.

Mr. Lenz commented the depth of landing is approximately six feet. He added with a door opening of 48 inches five feet is the depth of most landings.

Chair Beauchine referred to a letter submitted by the owner at 6165 Columbia Street. The neighbor had concerns with no sidewalks on either side of the street and with visibility due to the curve in the street. Chair Beauchine stated he wanted to make sure these concerns were addressed.

Member LeGoff stated there is always potential risk for traffic accidents at any location, but was concerned if there were any reoccurring accidents at this location.

Member Jackson added perhaps the height of the building addition was a concern to the neighbor which may cause visibility issues.

Member Ohlrogge asked Director Kieselbach to review the dimensions of the new garage and its relationship to the road.

Director Kieselbach reviewed the setback dimensions for the proposed garage stating at the northwest corner of the garage the side yard is 7.28 feet and to the street right-of-way is 22.57 feet.

Member Ohlrogge stated with those dimensions there should not be an issue.

Member Jackson added the design dimensions did not extend the non-conformity.

Chair Beauchine agreed and stated if the property owner desired to build a detached or attached single car garage on the north side of the property it would have been allowed by right.

Member Ohlrogge added in terms of safety during the winter an attached garage would address the review criteria.

Member Ohlrogge replied in certain areas of Lake Lansing building height has been an issue. She asked if the subject property had issues.

Director Kieselbach stated the building height in a residential zoning district can be up to 35 feet.

MEMBER LEGOFF MOVED TO APPROVE THE VARIANCE REQUEST TO CONSTRUCT AN ADDITON TO A NONCONFORMING SINGLE FAMILY STRUCTURE.

SECONDED BY MEMBER OHROGGLE

Chair Beauchine read (Section 86-221) review criteria one, which states unique circumstances exist that are peculiar to the land or structure that is not applicable to land or structures in the same zoning district. He stated it is an existing house with unique circumstances.

Chair Beauchine read review criteria two, which states these special circumstances are not self-created. He added the nonconformity is not self-created.

Chair Beauchine read review criteria three, which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. He stated without the variance it would create a practical difficulty.

Chair Beauchine read review criteria four, which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. He agreed with the statement.

Chair Beauchine read review criteria five, which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He stated the variance as requested is a minor change.

Chair Beauchine read review criteria six, which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated the design fits in with the other properties along Lake Lansing.

Chair Beauchine read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. He stated amending the ordinance is not needed in order to approve this variance request.

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

ROLL CALL TO VOTE: YES: Jackson, Ballard, Ohlrogge, LeGoff and Chair Beauchine.
NO: None.
Motion carried unanimously.

F. OTHER BUSINESS

None.

G. PUBLIC REMARKS

None.

H. BOARD MEMBER COMMENTS

Chair Beauchine thanked Supervisor LeGoff for her service on the Zoning Board of Appeals. He congratulated Trustee Elect Jackson and stated he was very happy for her and hoped she could continue her service on the Zoning Board of Appeals.

Member LeGoff stated she had enjoyed being on the ZBA and thanked everyone.

Director Kieselbach announced the next ZBA meeting is scheduled for Wednesday, December 14, 2016 at 6:30 p.m.

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:45 pm.

J. POST SCRIPT


None.

Respectfully Submitted,

Rebekah Lemley
Recording Secretary

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Peter Menser
Senior Planner

DATE: December 8, 2016

RE: ZBA Case No. 16-12-14-1 (Ham)

ZBA CASE NO.: 16-12-14-1 (TOM & DARCY HAM), 5569 WOOD VALLEY DRIVE, HASLETT, MI, 48840

DESCRIPTION: 5569 Wood Valley Drive

TAX PARCEL: 12-154-009

ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant is requesting a variance from the following section 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 structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations..

The applicant intends to construct a 1-story, 218.4 square foot addition to the existing 1,368 square foot single family house at 5569 Wood Valley Drive. The house is considered to be nonconforming as it does not meet the required front yard setback of 25 feet from the Spring Mill Drive right-of-way; therefore any addition to the building requires approval from the Zoning Board of Appeals (ZBA). The house was built in 1980.

The house is currently located 24.5 feet from the Spring Mill Drive right-of-way. If the proposed addition is constructed the house will be 21.5 feet from the Spring Mill Drive right-of-way, an encroachment of 3.5 feet. The proposed addition will meet the required 30 foot rear yard setback at the north. The applicant is requesting a variance of 3.5 feet to construct the addition.

Attachments

1. Site location map
2. Application and submitted materials



**ZBA #16-12-14-1 (Ham)
Site Location Map**

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

#BA 16-12-14-1

VARIANCE APPLICATION

- A. Applicant TOM + DARCY HAM
Address of Applicant 5569 WOOD VALLEY
HASLETT, MI 48840
Telephone (Work) _____ Telephone (Home) 517 816 8450
Fax _____ Email address: US@hamdecker.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 5569 WOOD VALLEY, HASLETT, MI 48840
Zoning district _____ Parcel number 33-02-02-12-154-009
- 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)

Thomas Ham TOM HAM 11/3/2016
Signature of Applicant Print Name Date

Fee: \$ 150 - Received by/Date: Nita Menon 11-7-16

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.)**

Thomas Ham 11/3/16
Signature of Applicant(s) Date
Darcy Decker Ham 11/3/2016
Signature of Applicant(s) Date

Nov 2, 2016

TO: Meridian Township

Re: 5569 Woodvalley Drive, Haslett

Our neighbors at the above address, Tom and Darcy, have told us of their plan for an addition to the north side of their house. We live directly north of them on Spring Mill Drive. We see no problems with their proposed home addition.

Rich and Chris Olson
852 Spring Mill Drive, Haslett

Review Criteria

Tom Ham
5569 Wood Valley
Haslett, MI 48840
517 816-8450

1. Unique circumstances exist that are peculiar to the land or structure...

5569 Wood Valley, Haslett, MI is located on a corner lot. The existing house has a cathedral ceiling in the corner adjacent to the proposed addition, which--from a building standpoint--makes one direction much more practical to add to than the other. The existing house also has a large back deck that would complicate any notion of building off the back.

2. These circumstances are not self-created.

Nope! The house was like this when we purchased it.

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

Yes. As stated above, the building process and end result would be far more complicated/costly and far less desirable.

4. The alleged practical difficulties, which will result from failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

5569 Wood Valley weighs in at 1368 sq. feet. The proposed addition would allow us to have a first floor laundry and a bit more space in our eating/dining area. A first floor laundry will allow us to spend our golden years in this house and in this neighborhood that we have grown to love.

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...

Granting the variance--which would allow us to go out 8 feet, as opposed to (with no variance) going out 5 1/2 feet--makes the most amount of sense from a building cost standpoint, and an aesthetic standpoint, and, it does not seem to impinge on anybody's view or right-of-way.

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

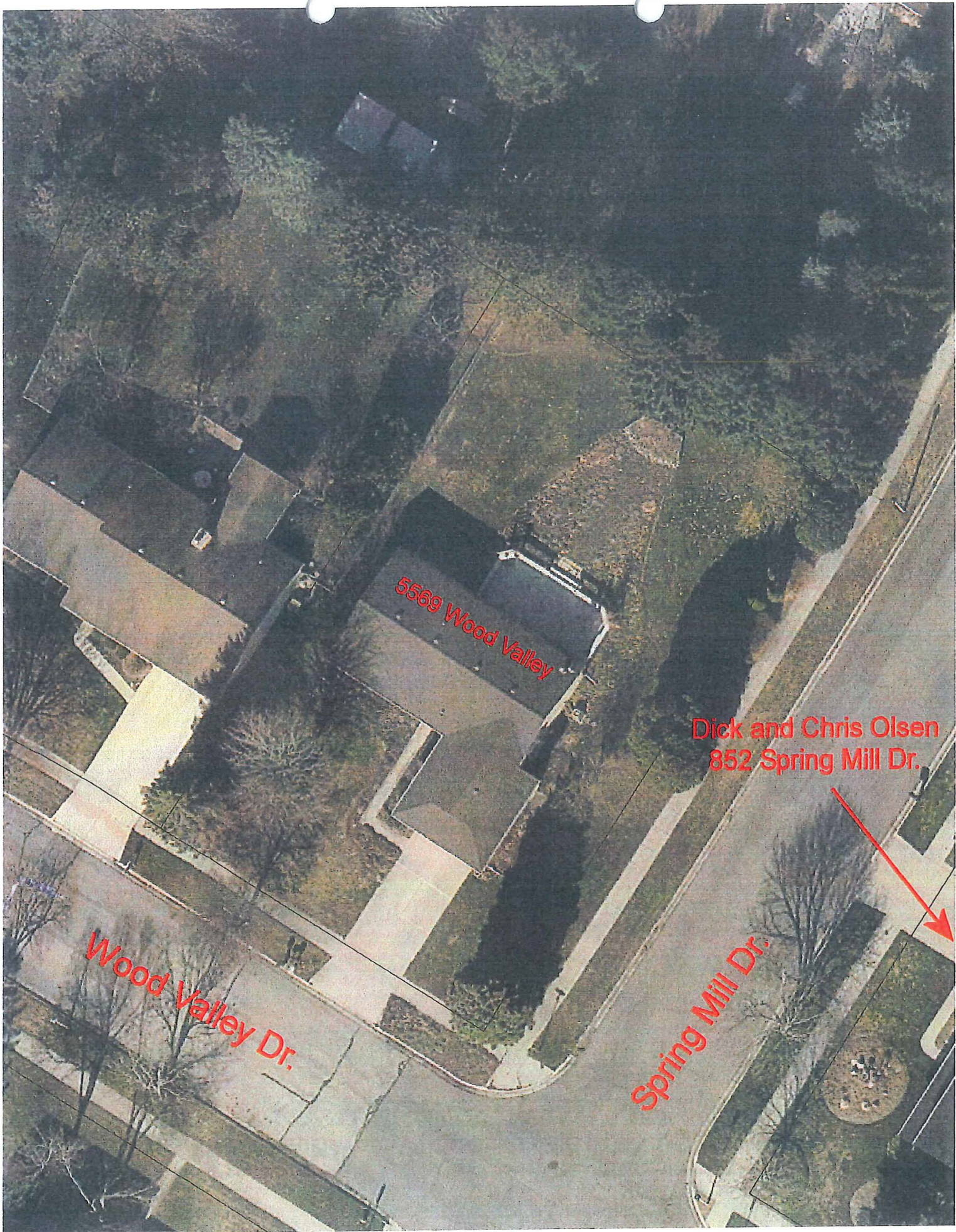
Attached, we have provided a letter from our nearest neighbor, the neighbor who will be seeing our addition from his living room.

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.

I don't think so...but, I'm not totally sure what is meant by this.

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

I'm going with a "Yes" here.



5569 Wood Valley

Dick and Chris Olsen
852 Spring Mill Dr.

Wood Valley Dr.

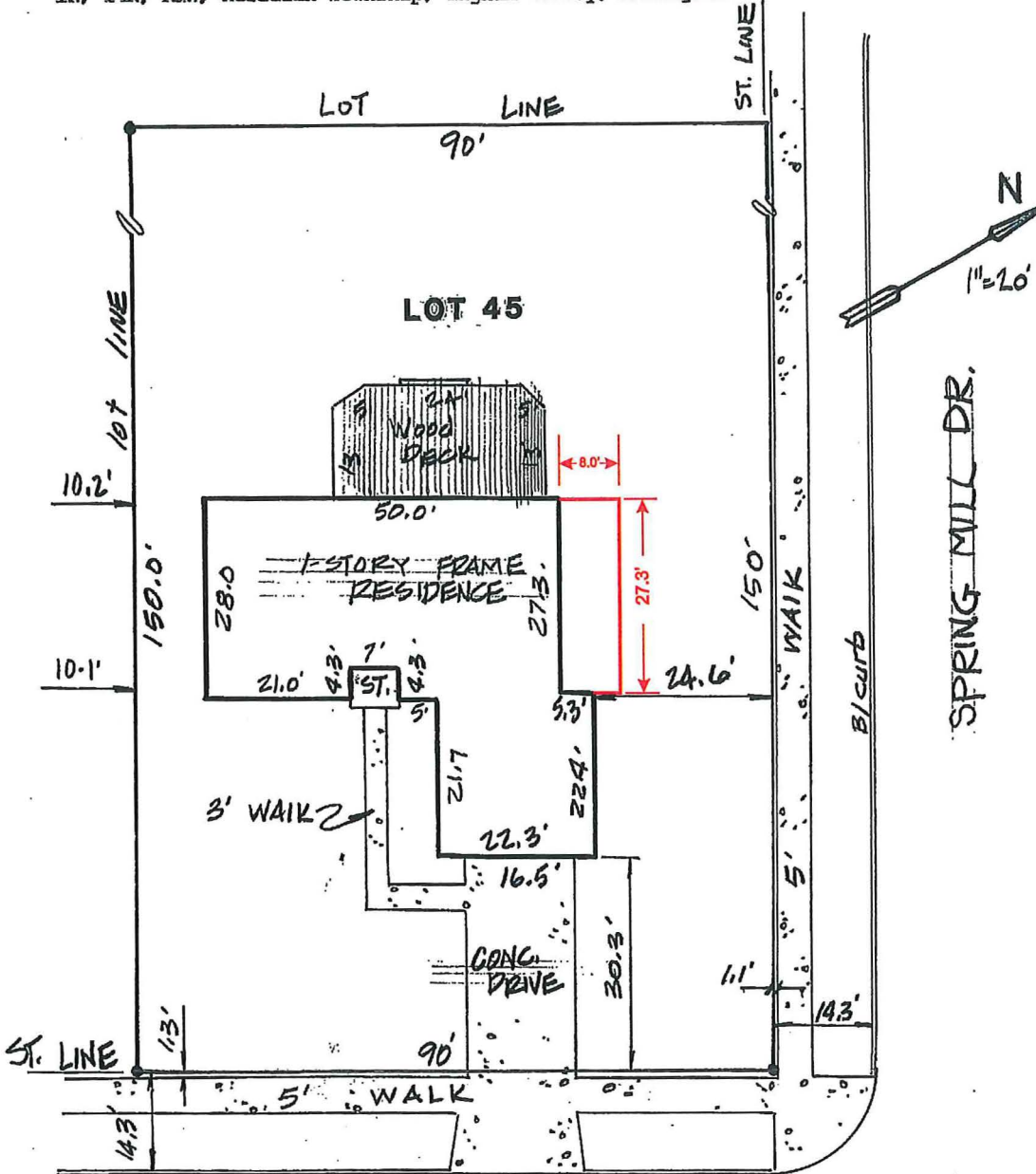
Spring Mill Dr.

CERTIFICATE OF MORTGAGE SURVEY

For: Republic Bank Central
105 W. Middle
Williamston, Michigan

Karen and
William Alan Mory
5569 Wood Valley Drive
Haslett, Michigan

Legal Description: Lot 45, Wood Valley. a subdivision on the NW 1/4 of Section 12, T4N, R1W, Meridian Township, Ingham County, Michigan.



WOOD VALLEY DR.

- Found Property Corner
- Set Property Corner

We hereby certify that we have surveyed the property herein described; that the buildings and improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the above described property, except as shown hereon.


Note: This report is for mortgage purposes only. No property corners were set, except as shown, and it should not be used to establish property lines.

FRED WHITE ENGINEERING COMPANY
2300 North Grand River Avenue
Lansing, Michigan 48906
Phone: 517 AC 321-7111

Fred N. White
Fred N. White, P.E. & R.L.S.
Survey No. 872382
Date: December 23, 1987

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Peter Menser
Senior Planner

DATE: December 8, 2016

RE: ZBA Case No. 16-12-14-2 (Fedewa)

ZBA CASE NO.: 16-12-14-2 (FEDEWA HOLDINGS), 5570 OKEMOS ROAD, EAST LANSING, MI, 48823

DESCRIPTION: 1730 Chamberlain Drive

TAX PARCEL: 03-451-003

ZONING DISTRICT: RD (Multiple Family)

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

- Section 86-756(11), which states where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line.

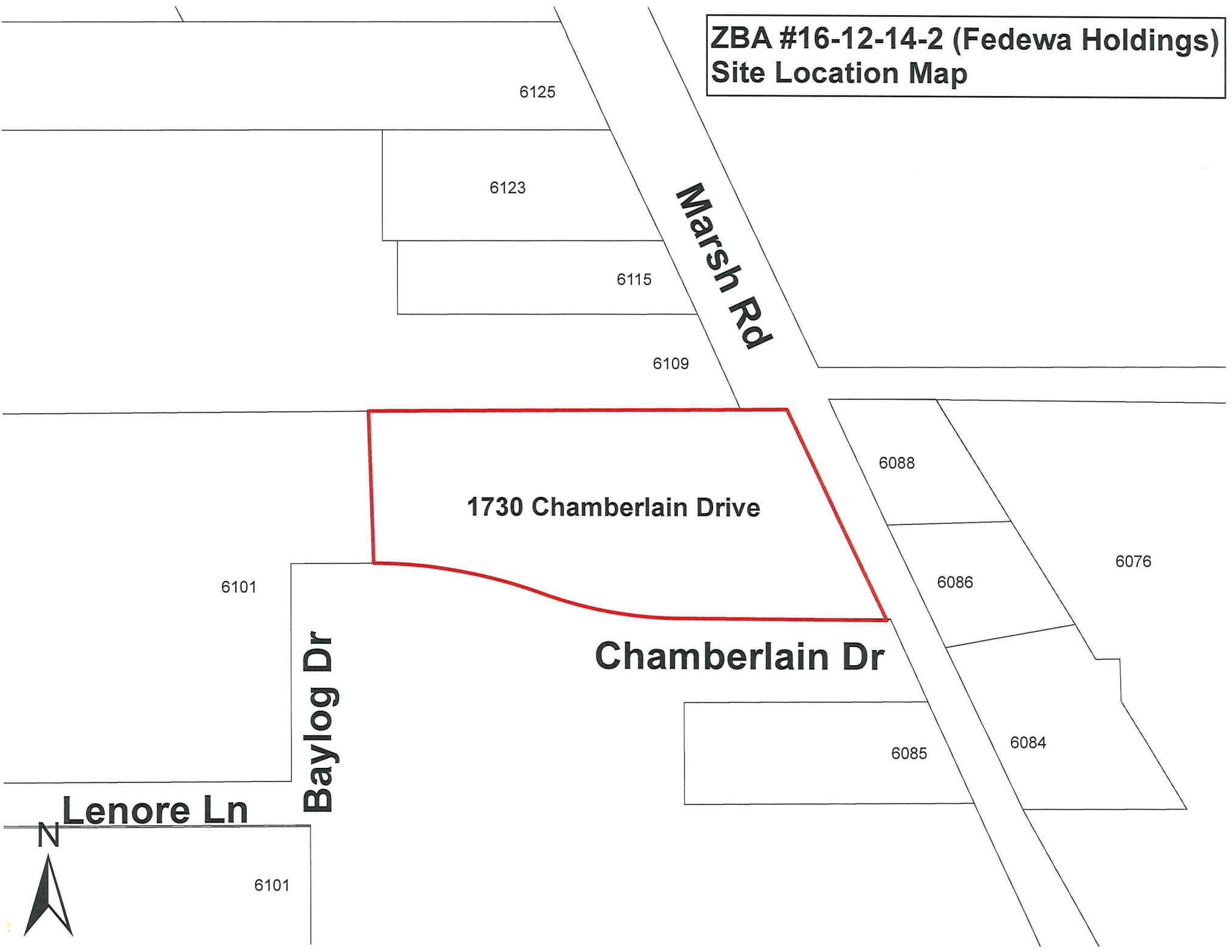
The applicant received special use permit approval (SUP #14071) to construct an eight (8) unit townhouse complex at 1730 Chamberlain Drive. Each eight (8) unit townhouse is two (2) stories with a garage on the first floor and living space on the first and second floors. Access to the townhouses is from Chamberlain Drive, which runs west off of Marsh Road. The site plan for the project is currently under review by staff (SPR #14-11); it had previously been on hold while the developer addressed an easement issue.

There are two (2) driveways off Chamberlain Drive serving the townhouses. The westernmost driveway encroaches into the 20 foot landscape buffer that is required between the parking area and Chamberlain Drive. The area of encroachment ranges from one (1) foot at the east and 11.5 feet at the west. The applicant is requesting a variance of 11.5 feet to encroach into the 20 foot landscape buffer.

Attachments

1. Site location map
2. Application and submitted materials

**ZBA #16-12-14-2 (Fedewa Holdings)
Site Location Map**



1730 Chamberlain Drive

Chamberlain Dr

Baylog Dr

Lenore Ln



6101

6125

6123

6115

6109

6101

6088

6086

6076

6085

6084

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

VARIANCE APPLICATION

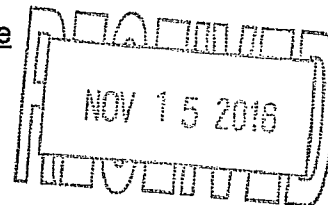
A. Applicant Fedewa Holdings
Address of Applicant 5570 Okemos Rd. East Lansing, MI. 48823
Telephone (Work) (517) 339-0020 Telephone (Home) _____
Fax (517) 339-4022 Email address: fedewagr@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 1730 Chamberlain Haslett, MI. 48840
Zoning district _____ Parcel number 33-02-02-03-451-003

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-376(g)(4) Minimum Buffer Zone to fit 74-141 Fire lane

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)



Jerry Fedewa Jerry Fedewa 11/15/2016
Signature of Applicant Print Name Date

Fee: \$350.00 Received by/Date: Debra Menden 11-18-16

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.)

Jerry Fedewa 11-15-16
Signature of Applicant(s) Date

Signature of Applicant(s) Date

- **Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.**

In satisfying the requirements of Meridian Township zoning, the Ingham County Road Commission and the Ingham County Drain office, there is a pinch point created on the South West side of the property, where for five linear feet the 15' Meridian Township front buffer, is reduced to 12.' Overall, the project exceeds the required green space by a significant margin. The Strict interpretation of the ordinance would reduce the functionality of the driveway and hinder the project as a whole

- **The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.**

The property is zoned RD medium density residential, approved for 8 units per acre. This project is already under the approved number of units. Forcing these restrictions would not only be burdensome, they would create a dangerous driveway, as the new driveway would have to exit onto Marsh Rd. creating a side-by-side exit with Chamberlain onto a busy street.

- **Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.**

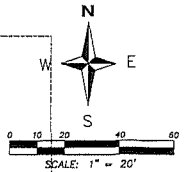
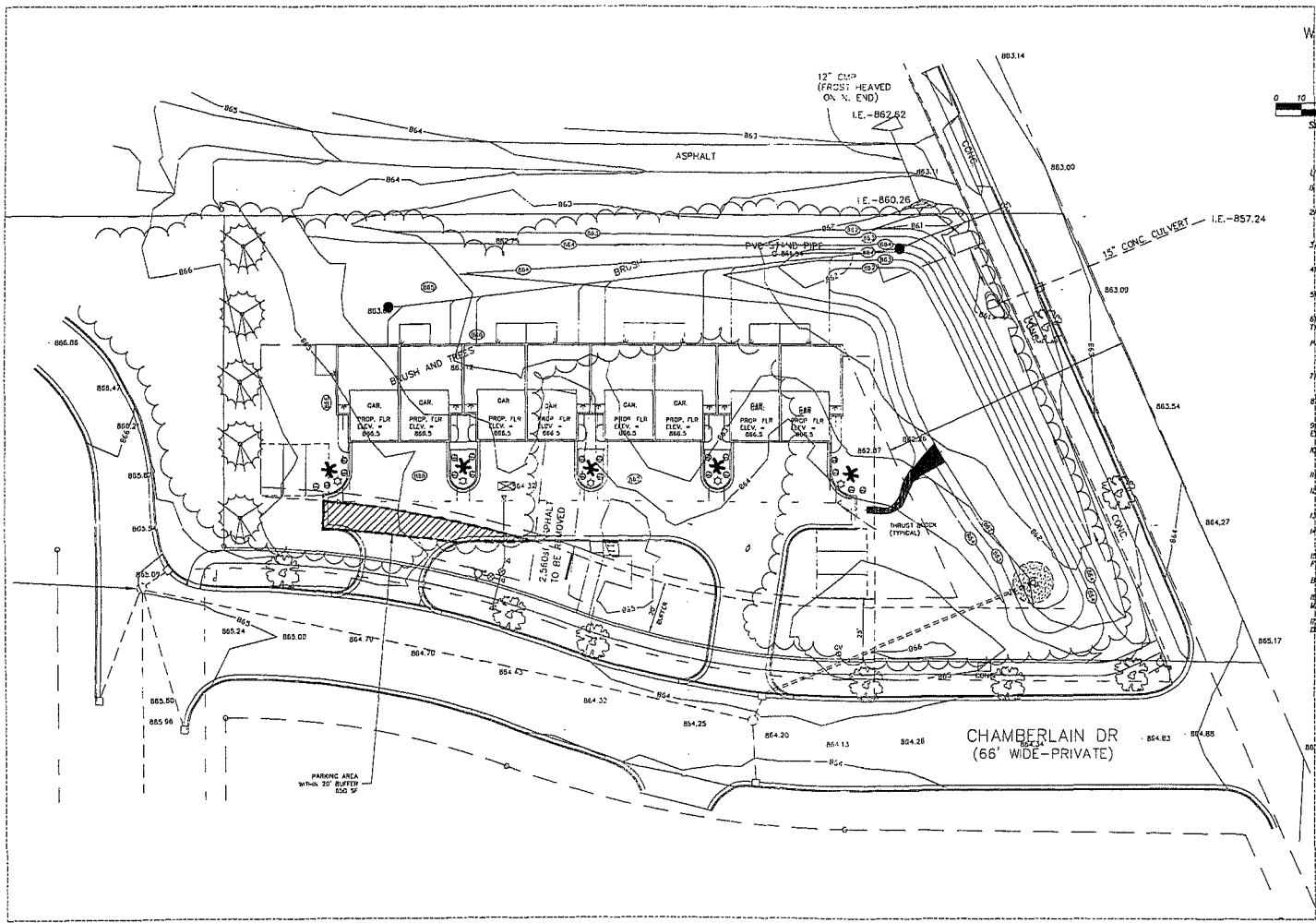
Granting this variance will allow the project to function properly in regards to the fire lane, the rear boundaries and the use of the driveways. This is the minimum action considering all of the requirements from the other municipalities and the overall function of the project.

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

There is a significant amount of green space on the West end of the property. The variance is such a small area, it will not adversely affect adjacent land.

- Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Avoiding the side-by-side exiting driveway with Chamberlain is consistent with public interest. Especially considering that there's no turn lane on Marsh Rd. This would be a detriment to the current residents of the surrounding properties along with anyone driving through during rush hour.

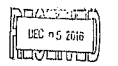


UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING & PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT.
3. CONTRACTOR IS TO STAKE PLANTINGS PRIOR TO PLACEMENT AND OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT.
4. ALL AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK AND PLANTING PROCEDURES SHALL APPLY.
5. ALL SHRUBS SHALL BE INSTALLED WITH TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
6. PLANTING SOIL MIXTURE SHALL BE PREPARED ON-SITE BY MIXING THREE PARTS OF TOPSOIL TO ONE PART EXISTING SITE SOILS TO ONE PART PEAT.
 1. ADDING 5 POUNDS OF SUPERPHOSPHATE FERTILIZER TO EACH CUBIC YARD OF MIXTURE.
7. ALL PLANTING BEDS TO BE SHREDDED BARK MULCH UNLESS OTHERWISE NOTED.
8. PLANT BEDS THROUGHOUT ARE EDEDGED WITH PLASTIC EDGING TYPE 1 TO BE APPROVED BY THE OWNER.
9. LANDSCAPE FABRIC SHALL BE DUPON TYPPAN #307 OR APPROVED EQUIVALENT.
10. SHREDDED MULCH SHALL BE 100% WOOD FIBER - SUBMIT SAMPLE TO LANDSCAPE ARCHITECT BEFORE PLACEMENT.
11. ALL CANOPY TREES MUST HAVE A MINIMUM CALIPER OF 2 INCHES.
12. TREES PLANTED WITHIN LAWN AREAS ARE TO BE SURROUNDED BY 4\"/>

LEGEND

- STREET TREES (2\"/>
- CHANTICLEER PEAR (2\"/>
- MUGO PINE & POTENTILLA (5 GALLON)
20 REQ'D
- YARD LIGHTS (SEE LIGHTING PLAN)
5 REQ'D
- WHITE OR NORWAY SPRUCE
8' HEIGHT
5 REQ'D



Project No: 01-
 Drawn By: B
 Checked By:
 Date: 8-1-
 Sheet 5 of

!!! CAUTION !!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE INDIVIDUALLY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY COMPANIES IN ACCORDANCE WITH ILLINOIS P.A. NO. 53 OF 1974.

72 HOURS BEFORE YOU DIG CALL MISS DIG
 800-482-7171 (TOLL FREE)


Revisions					
Date	By	Description	Date	By	Description
8/2/16	BRS	SUBMITTED FOR REVIEW			
11/29/16	BRS	REVISED PER NEW DRAWING			

BRSE BRS ENGINEERING
 3021 Siskiyew Drive
 Lansing, MI 48910
 Phone: (313) 719-3094
 brsenengineering@comcast.net

**CHAMBERLAIN PLACE TOWNHOMES
 LANDSCAPE PLAN**
 1730 CHAMBERLAIN DR. WARREN, MI

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Peter Menser
Senior Planner

DATE: December 8, 2016

RE: ZBA Case No. 16-12-14-3 (Mangiavellano)

ZBA CASE NO.: 16-12-14-3 (BRYAN & RACHEL MANGIAVELLANO), 2655 COREOPSIS DRIVE, OKEMOS, MI, 48864

DESCRIPTION: 2655 Coreopsis Drive

TAX PARCEL: 32-477-004

ZONING DISTRICT: RA (Single Family, Medium Density)

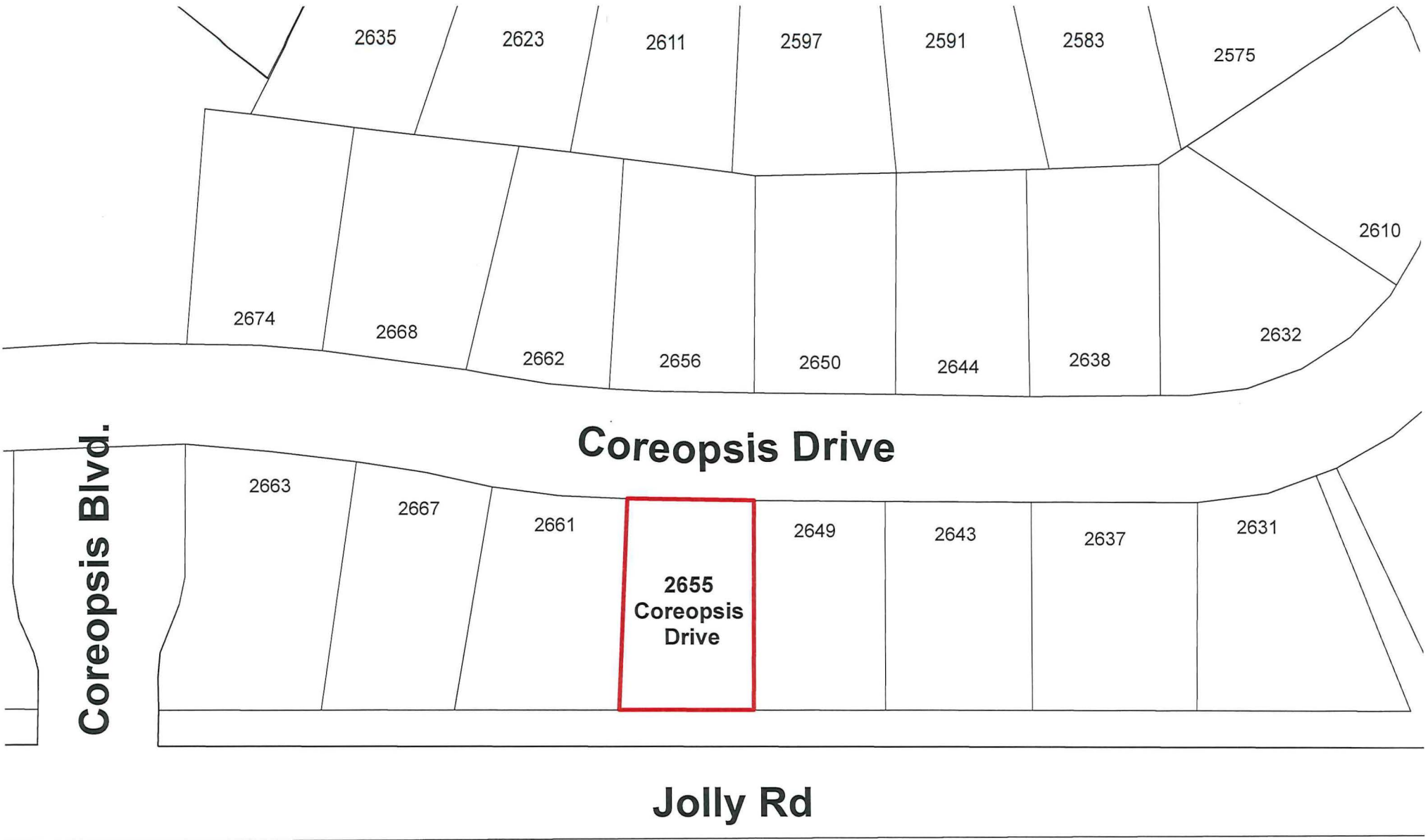
The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-502, which states authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio or breezeway, or similar structures, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than 10 feet from any other separate structure on the same lot.

The applicant has installed an eight (8) foot by 10 foot detached accessory building (shed) in the side yard on the west side of the house at 2655 Coreopsis Drive. The shed is located approximately 1.5 feet from the existing single family house. Section 86-502 of the Code of Ordinances requires a detached accessory building to be setback a minimum of 10 feet from a principal building. The applicant is requesting a variance of 8.5 feet to allow the accessory building 1.5 feet away from the principal building. If approved for installation the accessory building will be approximately 16.5 feet from the western property line.

Attachments

1. Site location map
2. Application and submitted materials



**ZBA #16-12-14-3 (Mangiavellano)
Site Location Map**

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

VARIANCE APPLICATION

A. Applicant BRYAN + RACHEL MANGIAVELLANO
Address of Applicant 2655 COREOPSIS DR.
OKEMOS, MI 48864
Telephone (Work) 517 817 4847 Telephone (Home) 517 420 4277
Fax 517 569 2965 Email address: bryan-mangiavellano@newschools.org
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2655 COREOPSIS DR. OKEMOS, MI 48864
Zoning district RESIDENTIAL Parcel number MEADOWS LOT 35

- C. Nature of request (Please check all that apply):
- Request for variance(s)
 - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-502 ACCESSORY BUILDING

- D. Required Supporting Material Supporting Material if Applicable
- 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)
 - Architectural sketches
 - Other

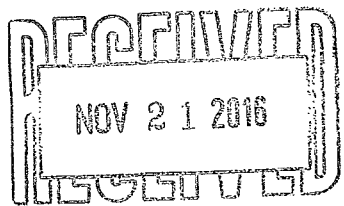
Bryan M. Mangiavellano BRYAN M. MANGIAVELLANO 11/21/16
Signature of Applicant Print Name Date

Fee: \$150 - Received by/Date: NTM 11-21-16

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.)

Bryan M. Mangiavellano 11/21/16
Signature of Applicant(s) Date

Rachel Mangiavellano 11/21/16
Signature of Applicant(s) Date



Request for Variance – Zoning Ordinance 86-502 (Accessory Building)
The Mangiavellanos
2655 Coreopsis Dr.
Okemos, MI 48864



We are requesting a variance on Ordinance 86-502 that would allow us to have a shed on our property less than 10 feet from a separate structure.

1. **Unique circumstances:** Our property presents unique conditions that prevent us from complying with the ordinance. We have an extremely small lot, especially north-south, which will not allow us to place the shed between our southern property line and the main home structure. While some room exists on the western end of the back yard, this area is at an extreme slope. The drainage slopes away from the home into a storm basin. This slope is unique to our home and not seen in other lots in our neighborhood. The slope prevents us from putting the shed on level ground.
2. **Special circumstances are not self-created:** The property lines and drainage are not self-created.
3. **Practical Difficulties:** Strict interpretation of the literal terms of the ordinance would prevent us from having a shed on our property. In order to conform with this ordinance, we would be forced to do major grading work on the western end of our property to even out the slope. Currently, the slope prevents us from creating a solid base for the accessory building.
4. **Preventing the owner from using property for a permitted purpose or render conformity unnecessarily burdensome:** The slope on our property is a problem that cannot be fixed practically. Changing the grade of our land on the western side is not practical and would affect the drainage to the storm basin. The only way we could have a shed on our property is if it is less than 10 feet from the main structure.
5. **Granting variance is the minimum action:** Granting this request for a variance would be the only step needed for us to have a shed on our property.
6. **Granting variance will not adversely affect adjacent land or the essential character of the property:** Allowing this request will permit us have our shed in a spot that will keep the attractiveness and fundamental nature of our neighborhood. Having to completely change the grade and slope of our backyard would adversely affect our neighbors and the drainage in the backyard.
7. **Conditions not general or recurrent in nature:** The combination of our small lot and the slope/drainage are very singular and not present in other properties.
8. **Consistent with public interest, the purpose and intent of Zoning Ordinance:** Without this variance, Ordinance 86-502 prevents us using our property for a permitted purpose. The

purpose and intent of the ordinance is not to stop families from putting up a shed.
Unfortunately, the unique circumstances of our lot do not permit us comply with this ordinance.

Thank you for your consideration,

Bryan and Rachel Mangiavellano

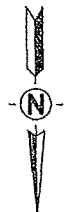
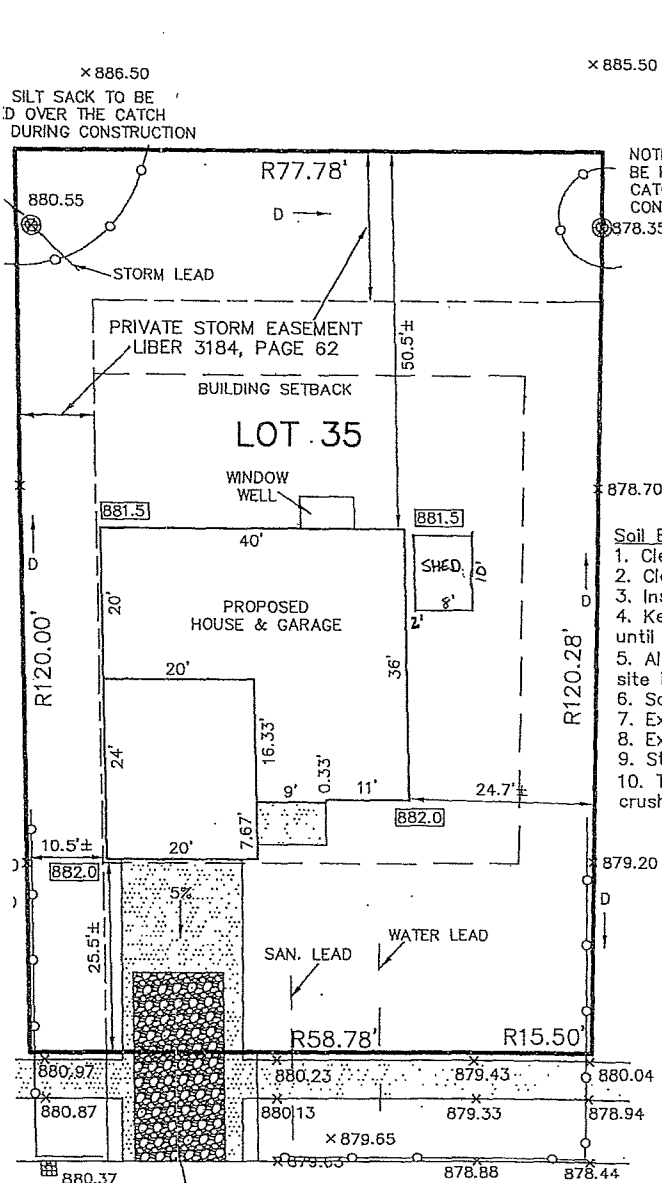
A handwritten signature in black ink, appearing to read "Rachel Mangiavellano", written in a cursive style.

PLOT PLAN

Survey Address:
2655 Coreopsis Drive
Okemos, MI 48864
ID: 33-02-02-32-477-004

berry Homes
0 Kendale Blvd., Suite 200
Lansing, MI 48823

al Description (as provided) Lot 35, The Meadows Subdivision, part of the Southwest and part of the Southeast 1/4 of Section 32, T4N, R1W, Meridian Township, Ingham nty, Michigan, according to the recorded plat thereof, as recorded in Liber 57 of Plats, es 1-10, Ingham County Records.

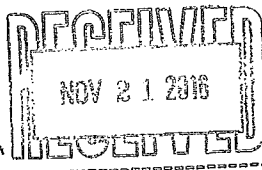


1" = 20'

A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.

NOTE: SILT SACK TO BE PLACED OVER THE CATCH BASIN DURING CONSTRUCTION

- Soil Erosion Control Notes:**
1. Clean roads daily
 2. Clean catch basin filters once a week.
 3. Inspect and maintain silt fence once a week.
 4. Keep soil erosion permit posted at all times until site is stabilized.
 5. All BMP's must remain in working order until site is stabilized.
 6. Soil type is Clay Loam
 7. Existing slope is 5%
 8. Excavated soil to be used as fill on site.
 9. Standard basement foundation.
 10. Temporary construction drives shall be 1"-2" crushed concrete or stone.



TOP OF BASEMENT WALL = 883.0
TOP OF GARAGE FLOOR = 882.2

COREOPSIS DRIVE

plan was made at the direction of the parties hereon and intended solely for their immediate use and no other use has been made and no property lines were monumented, all easements recorded or unrecorded may not be relied upon, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- = Recorded Distance
- x = Existing Elevation
- = Measured Distance
- D = Surface Drainage
- - - = Deed Line
- 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- = Deck, Porch, Sidewalk, & Patio Areas



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


Blaine Pascoe
BLAINE B. PASCOE
PROFESSIONAL SURVEYOR

5/13/13
DATE
No. 54434

DRAWN BY	SLH	SECTION	32, T4N, R1W
FIELD WORK BY	---	JOB NUMBER:	86644.HSE
SHEET	1 OF 1		

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Peter Menser
Senior Planner

DATE: December 8, 2016

RE: ZBA Case No. 16-12-14-4 (Signworks)

ZBA CASE NO.: 16-12-14-4 (SIGNWORKS OF MICHIGAN, INC.), 4612 44th STREET SE, GRAND RAPIDS, MI, 49512

DESCRIPTION: 4800 Okemos Road

TAX PARCEL: 21-276-012

ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)(a), which states one wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.
- Section 86-687(4)(d), which states freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.

The applicant is requesting variances for three (3) proposed sign projects on the property at 4800 Okemos Road. The first request is to remove an existing 100 square foot wall sign from the east building facade and install two new wall signs on the east building facade, one 73.24 square foot wall sign located south of the primary building entrance and one 46.71 square foot wall sign located north of the primary building entrance. The total size of the two wall signs is 119.95 square feet. Section 687(3)(b) of the Code of Ordinances states that wall signs shall be allowed up to a size equivalent of one square foot for each one linear foot of building frontage occupied. The building has 178 linear feet from north to south. The applicant is requesting a variance to install a second wall sign on the east façade of the building.

The second variance request is to install a 72 square foot wall sign on the west building façade. This variance request is not eligible for a variance from the Zoning Board of Appeals as the proposed wall sign would be installed on a rear façade and the ordinance prohibits wall signs on a rear façade. Staff has determined that the front façade of a building is where the primary means of access is located, which makes the west façade of 4800 Okemos Road the rear facade.

ZBA Case No. 16-12-14-4 (Signworks)
December 14, 2016
Page 2

The third variance request is to install a freestanding sign in a paved area at the northeast corner of the parcel that is greater than the 25 square feet allowed. The applicant intends to remove the existing 24.5 square foot free standing post and panel sign from the grass area along Okemos Road on the west side of the building. The proposed freestanding sign is four (4) feet by eight (8) feet in size, for a total of 32 square feet. The total size permitted for a freestanding sign over five feet in height is 25 square feet, plus three (3) square feet for the address of the property. The applicant is requesting a variance of seven (7) square feet to install the freestanding sign. This request is also not eligible for a variance from the Zoning Board of Appeals as Section 86-687(4)(g) of the Code of Ordinances requires a freestanding sign to be located in the front yard. The applicant originally requested a building permit for a freestanding sign in the rear yard, but was directed by staff at the time that the freestanding sign had to be located in the front yard, which resulted in the existing post and panel sign along Okemos Road.

Attachments

1. Site location map
2. Application and submitted materials



ZBA #16-12-14-4 (Signworks)
Site Location Map

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

VARIANCE APPLICATION

- A. Applicant Signworks of Michigan Inc
Address of Applicant 41012 44th Street SE
Grand Rapids MI 49512
Telephone (Work) 616 954 2554 Telephone (Home) _____
Fax 616 954 2556 Email address: afress@signworksofmi.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 4800 Okemos Road, Okemos
Zoning district C3 Parcel number 21-276-0102
- 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)

Ann E Frass
Signature of Applicant

Ann E Frass
Print Name

11-9-16
Date

Fee: \$200

Received by/Date: Peter Mennen 11-21-16

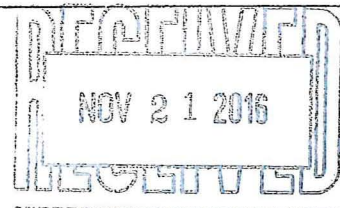
I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals. Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes 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.**)

Ann E Frass
Signature of Applicant(s)

Nov 9 2016
Date

Signature of Applicant(s)

Date

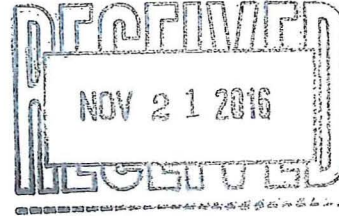




Signworks of Michigan, Inc. • 4612 44th Street SE • Grand Rapids, Michigan 49512

November 18, 2016

Charter Township of Meridian
Planning Division
5151 Marsh Road
Okemos, MI 48864



RE: Signage Variance application House to Home, 4800 Okemos Road, Okemos

This Application of Sign Ordinance Appeal is to request installation of an illuminated pylon sign, illuminated signage on the wall facing Okemos Road, and illuminated raceway channel letters at House to Home per the attached aerial map and designs.

House to Home has been growing and expanding in the Lansing area and recently moved into this larger building at 4800 Okemos. The building is uniquely positioned that it is enclosed by roadways and service driveways. It is surrounded by traffic. Due to the nature of the lot, their parking area is located on the opposite side of the building from Okemos Road.

The ordinance allows only one wall sign, which is disadvantageous to House to Home since they have traffic on all sides, parking away from the main roadway, and public entrances on both the east and west elevations. Therefore, we are requesting wall signage on both the east and west elevations, and will remove the current temporary post and panel sign. Ordinance allows 1sf of sign for every lineal foot of store. House to Home has 186 lineal feet along their east and west elevations. We are requesting only a 72sf sign for the east elevation and 120sf of sign for the west elevation, two separate sections 73.3sf (left side of main entrance) and 46.7sf (right side of main entrance).

Page 2

Sign Ordinance Appeal for House to Home.

The ordinance allows one freestanding sign for the property, but requires it along Okemos Road. We are requesting to position this instead on the west side of their property, along the edge of their parking area. Again, with traffic on all sides of their building, we want to direct people to the entrance door with this sign. Ordinance allows a 28sf sign. In an effort to reduce, reuse, recycle, we are requesting allowance of a 32 sf sign, and will move the pylon sign cabinet from their former location on Cedar Street to this pole.

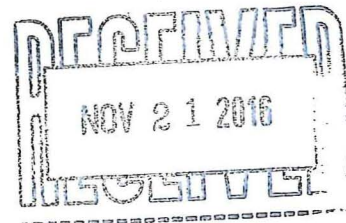
Granting the variance does not adversely affect any of the neighboring businesses. The west elevation is their main entrance, and faces their parking area plus a huge parking area for Meijer. The east elevation is more than 300 feet from the road and signage is proposed in the same place that former building tenants have placed signage. Landscaping fills the area between the building and the road. The NW corner proposed for the pylon sign is again parking areas, buffeted with foliage along the North at Leo's Spirits & Grub restaurant.

In summary, House to Home has a unique topography with being surrounded on all sides with roadways. We are requesting a size and quantity variance for these exterior signs. We appreciate your consideration regarding this matter.

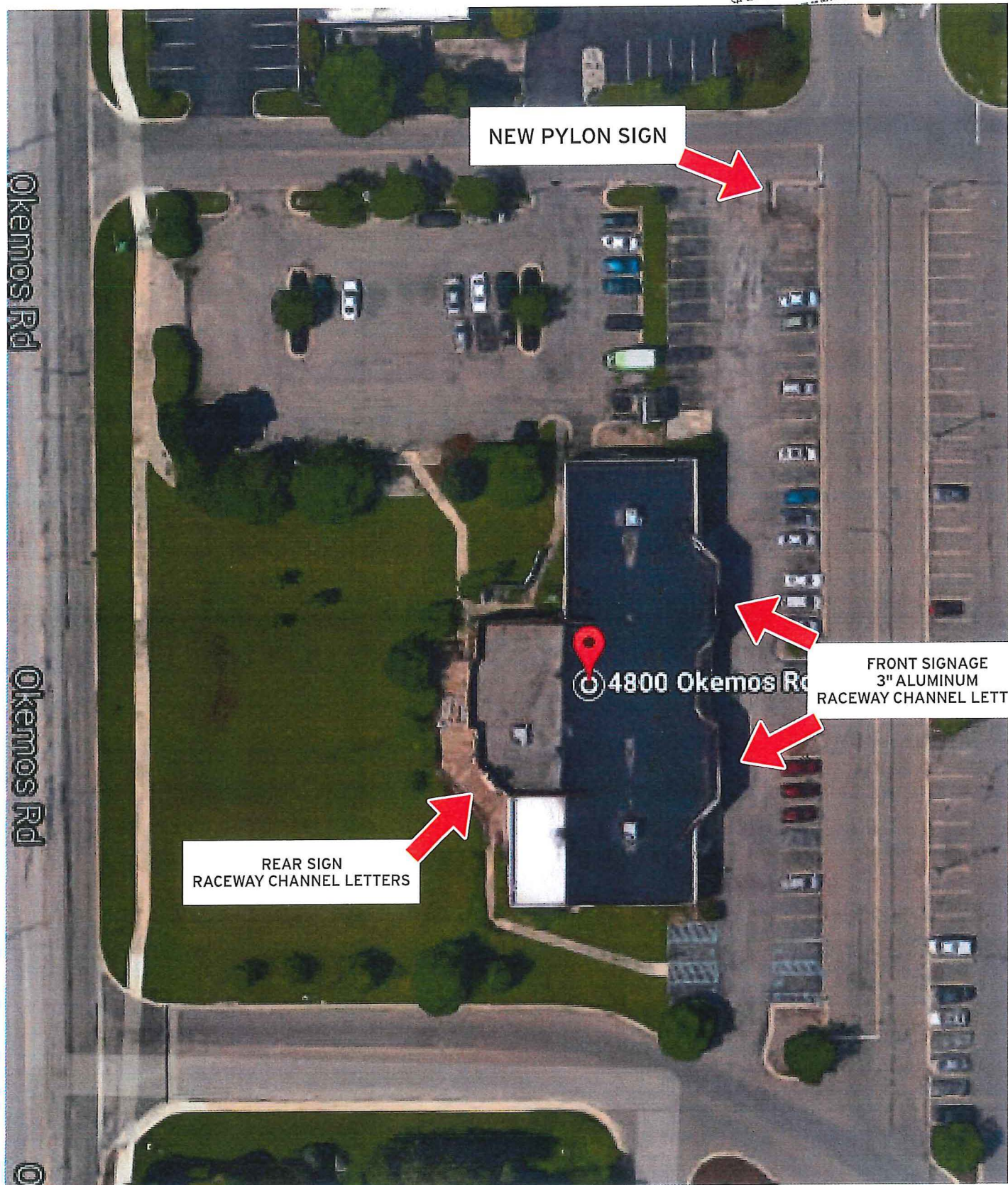
Please let me know if there is anything further that you need. Thank you again for your assistance with this.



Ann Frass
Signworks



NOV 21 2016



NEW PYLON SIGN

FRONT SIGNAGE
3" ALUMINUM
RACEWAY CHANNEL LETTERS

REAR SIGN
RACEWAY CHANNEL LETTERS

Okemos Rd

Okemos Rd

©



APPROVED
NOV 21 2016
DESIGNER

PYLON SIGN
4' x 8' Cabinet (moved from former location)
Illuminated painted aluminum sign cabinet, new faces
3sqft address "4800"
16' high painted steel pole



Your full service source to deliver your message!

Signworks of Michigan, Inc.

4612 44th Street SE, Grand Rapids, MI 49512

www.signworksofmi.com • info@signworksofmi.com • Fax: 616-954-2556

Ph: 616-954-2554 • Muskegon: 231-722-1007 • Grand Haven: 616-850-1007

Job Info:

House to Home

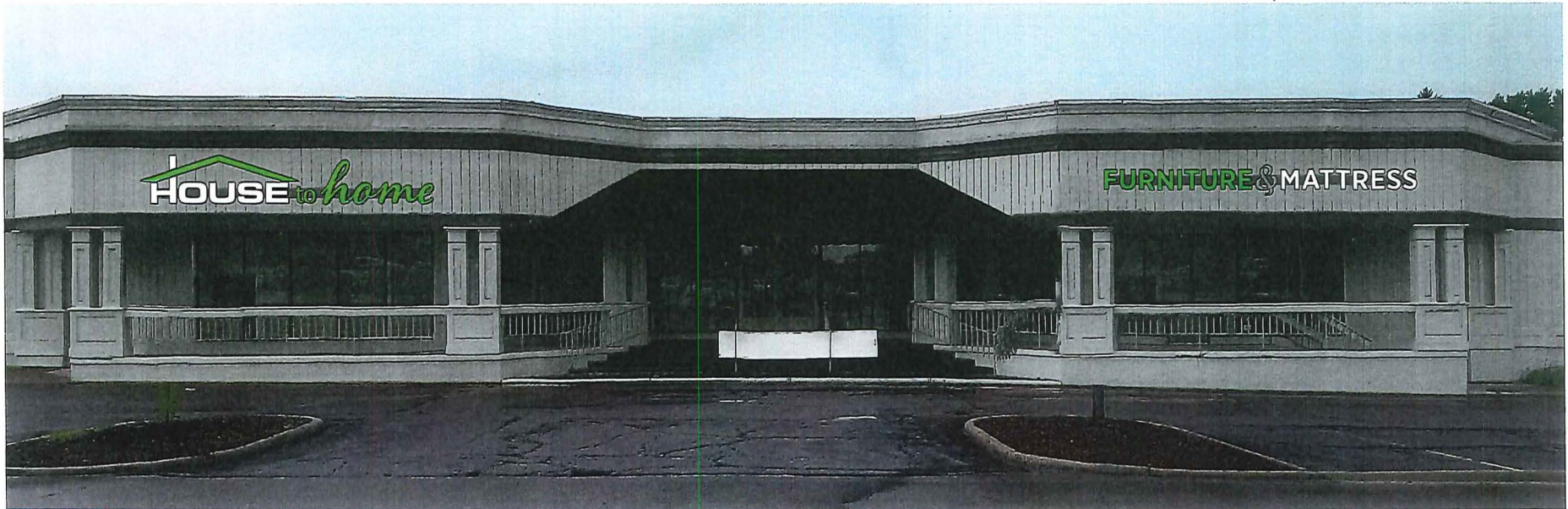
Pylon Sign v5.fs

DESIGN VALIDATION 11/3/2016

CLIENT APPROVAL
(Please Sign and Check Boxes)

COPY DESIGN COLOR

Signature _____ Date _____



224" w x 8" h raceway
3" deep aluminum channel letters
132" x 21.5" h roof piece
overall size: 43" h x 245.5" w

260" w x 8" h raceway
3" deep aluminum channel letters
17" h letters
overall size: 25.75" h x 261.25" w



SIGNWORKS
Visual Communication Solutions

Your full service source to deliver your message!

Signworks of Michigan, Inc.

4612 44th Street SE, Grand Rapids, MI 49512

www.signworksofmi.com • info@signworksofmi.com • Fax: 616-954-2556

Ph: 616-954-2554 • Muskegon: 231-722-1007 • Grand Haven: 616-850-1007

Job Info:

House to Home

Front Signage v4 - Raceway.fs

These illustrations and/or specifications are considered confidential and are the sole property of Signworks of Michigan, Inc. Any unauthorized review, use, disclosure or distribution is prohibited.

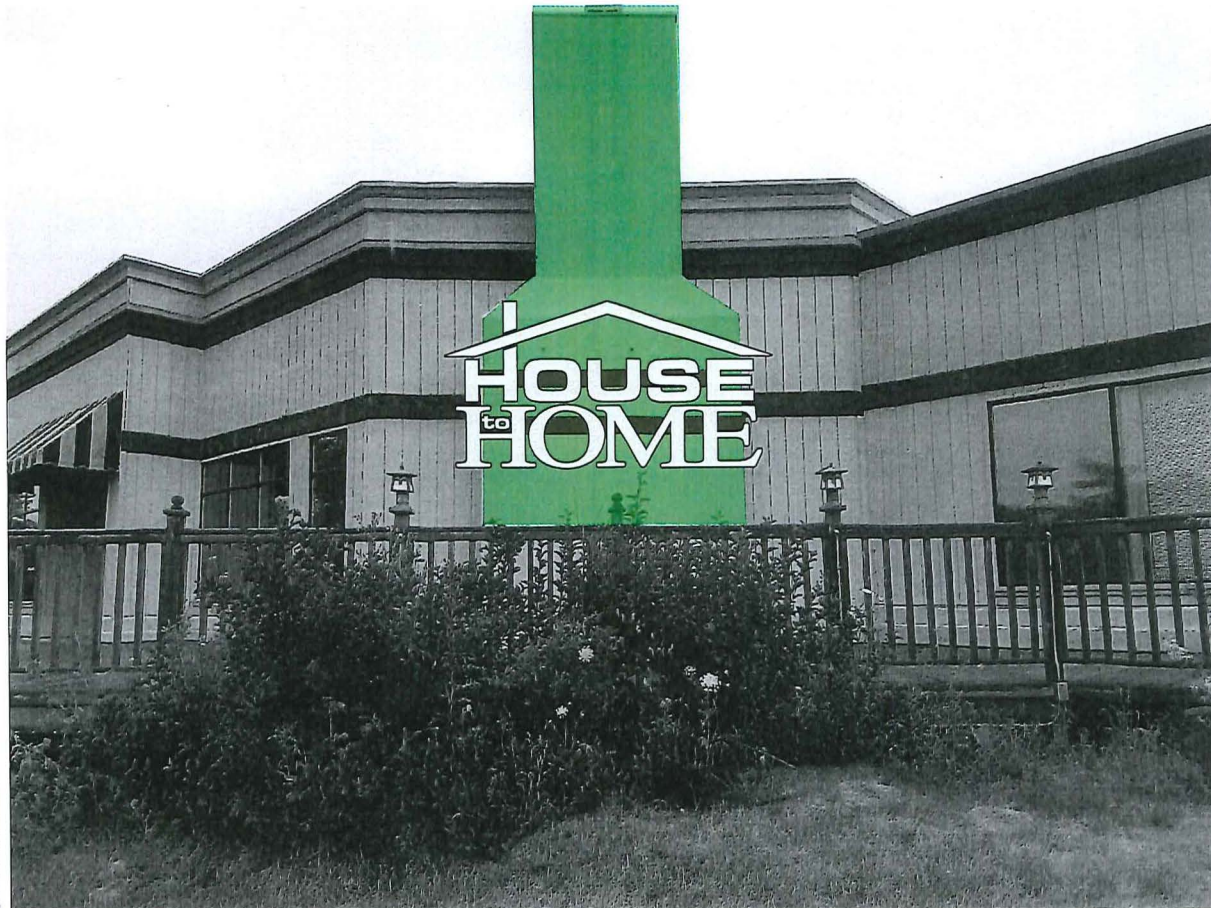
DESIGN VALIDATION

11/10/2016

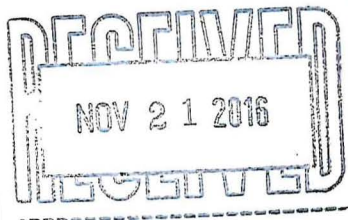
CLIENT APPROVAL
(Please Sign and Check Boxes)

COPY DESIGN COLOR

Signature _____ Date _____



RACEWAY CHANNEL LETTERS
6'h x 12'w x 9.5"d



SIGNWORKS
Visual Communication Solutions

Your full service source to deliver your message!

Signworks of Michigan, Inc.

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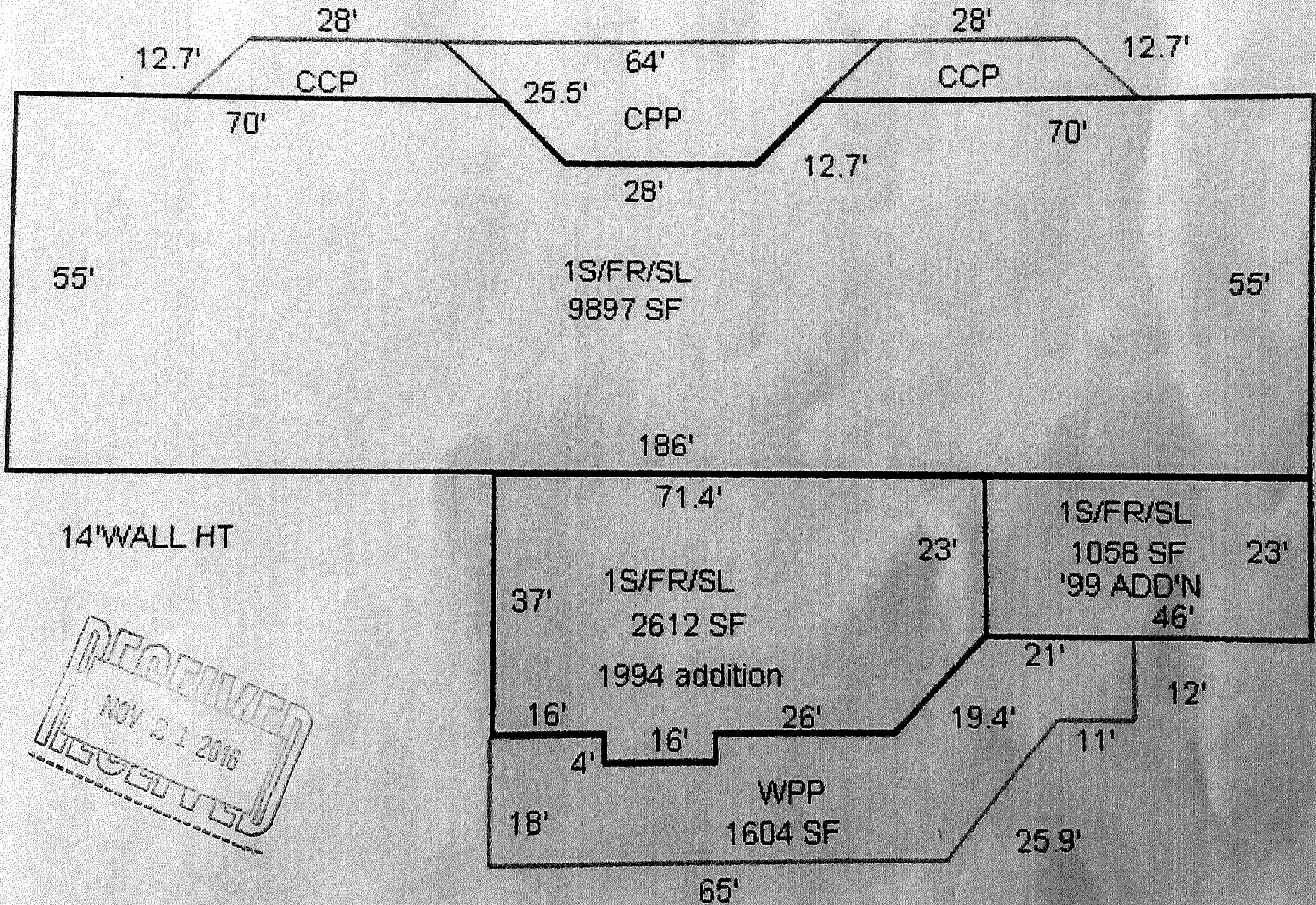
House to Home

Rear Sign v5 - FINAL.fs

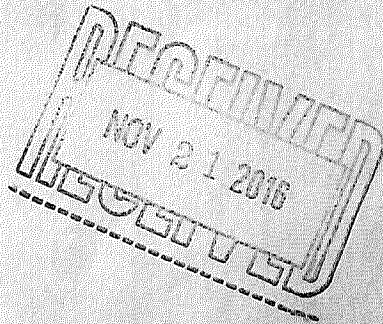
21-276-010

2055 GRAND RIVER

OFFICE



14' WALL HT



**2017 Zoning Board of Appeals
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, 5151 Marsh Road, Okemos, MI 48864-1198, on the 14th day of December 2016, at 6:30 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____

WHEREAS, Public Act 261 of the Public Acts of 1968 requires a publication of the meeting schedule of every Municipal Board at least once a year; and

WHEREAS, the Zoning Board of Appeals desires to announce the time, date, and place of all meetings of the Zoning Board of Appeals including so called work sessions pursuant to the provisions of Act 267 of the Public Acts of 1976. It is the desire of the Zoning Board of Appeals to maintain a meeting schedule, which is generally the second (2nd) and fourth (4th) 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 and fourth Wednesday for the months of January, February, March, April, May, June, July, August, September, and October. Only one meeting will be held in November and December, on the second Wednesday of each month.
2. The specific dates for meetings are as follows:

<u>Month</u>	<u>Meeting Dates</u>
January	11, 25
February	8, 22
March	8, 22
April	12, 26
May	10, 24
June	14, 28

2017 ZBA Meeting Schedule
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<u>Month</u>	<u>Meeting Dates</u>
July	12, 26
August	9, 23
September	13, 27
October	11, 25
November	8
December	13

3. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Zoning Board of Appeals, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Zoning Board of Appeals held on the 14th day of December 2016.

Brian Beauchine, Chair
Zoning Board of Appeals