

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, OCTOBER 28, 2015 6:30 PM
TOWN HALL ROOM**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, October 14, 2015

D. UNFINISHED BUSINESS

E. NEW BUSINESS

- 1. ZBA CASE NO. 15-10-28-1, SEANN WILLSON, 6201 WHITEHILLS LAKES DRIVE, EAST LANSING, MICHIGAN 48823**

DESCRIPTION:	6201 Whitehills Lakes Drive
TAX PARCEL:	05-429-006
ZONING DISTRICT:	RAA (Single Family, Low 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 part of the principal building as provided in the preceding statement shall not be nearer than ten feet from any other separate structure on the same lot.

The applicant is requesting a variance to allow an accessory building (pergola) to be located less than ten feet from the principal building (house) at 6201 Whitehills Lakes Drive, East Lansing.

- ☞ **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

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT - JIM HERSHISER

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
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.

G:\COMMUN PLNG & DEV\PLNG\ZBA\ZBA AGENDAS\2015 ZBA AGENDAS\ZBAGNDA.151028



MERIDIAN CHARTER
 TOWNSHIP
 T4N, R1W
 INGHAM COUNTY, MICHIGAN



0 1/2 1 mile

LOCATION MAP

1. ZBA CASE NO. 15-10-28-1



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 the Ordinance would result in practical difficulties.
4. 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.
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, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, October 14, 2015**

PRESENT: Members Kwok (Alternate), Lane (Alternate), LeGoff, Ohlrogge, Chair Beauchine
ABSENT: Members Hershiser, Jackson
STAFF: Martha Wyatt, Associate Planner/Landscape Architect
Director Kieselbach, Director of Community Planning & 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.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, September 23, 2015

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES AS WRITTEN.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None.

E. NEW BUSINESS

1. ZBA CASE NO. 15-10-14-1, CHRISTIAN & GLORIA NWOBU, 1208 WOLF COURT, EAST LANSING, MICHIGAN 48823

DESCRIPTION: 5988 Martinus Street
TAX PARCEL: 10-205-005
ZONING DISTRICT: C-1 (Commercial)

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

- Section 86-620, which states any building devoted in whole or in part to any nonconforming use may be repaired to correct deterioration or wear or by replacement of nonbearing walls, fixtures, wiring, or plumbing to an extent not exceeding 50 percent of the assessed value of the building; provided the area, height, bulk, use, or extent of the building as it existed at the time of passage or amendment of this chapter shall not be increased.

The applicant is requesting a variance to allow improvements exceeding 50 percent of the assessed value of the existing non-conforming single-family residence at 5988 Martinus Street, Haslett.

Ms. Wyatt outlined the case for discussion.

Christian & Gloria Nwobu, 5988 Martinus, Haslett, the applicant, Mr. Nwobu stated when the repairs commenced there was no knowledge of the 50 percent restriction and unexpected repairs were needed. It was not an intentional violation.

Chair Beauchine asked if the house was remodeled to construction grade level, what would be the updated assessed value of the home.

Ms. Wyatt responded a figure was not currently available.

Chair Beauchine explained in 1948 properties on the east side of Martinus were zoned commercial with the intent over time the properties would adhere to commercial zoning. He indicated this zoning district currently has several residential properties.

Member Ohlrogge reiterated the zoning change was made in 1948. She pointed out there are no commercial properties yet in this immediate area, thus creating a unique situation under the first review criteria. She concluded maintaining the home was better than having the property in disrepair.

Member Lane questioned if the home was torn down would it be usable as a commercial space. He determined the likelihood would be low since the lot is small and is between two residential properties. He agreed it created a unique circumstance under the first review criteria.

Member LeGoff asked if the home was currently occupied.

Ms. Wyatt answered the home is not habitable until the repairs are finished.

Member Lane asked if the two adjacent homes were occupied.

Mr. Nwobu responded one of the homes was occupied.

Member Ohlrogge outlined the review criteria (Section 86-221) to be considered for approval of the variance. The unique circumstances are particular to the structure, and are not self-created. Strict interpretation and enforcement would result in practical difficulties, and would render conformity with such restrictions unnecessarily burdensome. Granting this variance is the minimum action to make use of the structure, not contrary to public interest, and will not affect the adjacent land and vicinity. Granting this variance will be consistent with the public interest.

Member Ohlrogge asked staff if there needed to be a cap on the dollar amount allowed. She would prefer not to have a maximum spending cap.

Chair Beauchine asked staff if there should be an expiration date for the maximum spending cap and should it coincide with the closing date on the building permit.

Director Kieselbach explained the area was zoned commercial with the intent the homes would eventually be eliminated. He expressed concern not having a maximum spending cap could present issues by allowing the applicant to go beyond the current scope of allowable repairs. He pointed out the building inspector believed the cost of repairs were above the applicant's estimate.

Director Kieselbach outlined two options available which were to postpone the case until definitive costs are ascertained, or provide a dollar value which, if exceeded, would require the case to come back before the Zoning Board of Appeals (ZBA).

Chair Beauchine asked staff for clarification if granting the variance would not prevent the applicant from replacing load bearing walls.

Director Kieselbach responded repairing load bearing walls would fall under the 50 percent rule although the building inspector would determine if a load bearing wall needed repair for safety conditions.

Chair Beauchine stated if the variance was approved, the amount of the maximum spending cap should be sufficient enough to allow the applicant the opportunity to complete the renovations and move into the home without having to come back before the ZBA.

MEMBER LANE MOVED TO APPROVE THE VARIANCE AS REQUESTED WITH A REPAIR AMOUNT NOT TO EXCEED \$20,000 TOTAL BASED ON THE REVIEW CRITERIA AS STATED ON THE RECORD.

SECONDED BY MEMBER OHLROGGE.

ROLL CALL VOTE: YES: Members Kwok, Lane, LeGoff, Ohlrogge, Chair Beauchine
NO: None.
Motion carried 5-0.

2. ZBA CASE NO. 15-10-14-2, LAKE LANSING SAILING CLUB, 6039 E. LAKE DRIVE, HASLETT, MICHIGAN 48840

DESCRIPTION:	6039 E. Lake Drive
TAX PARCEL:	02-451-011
ZONING DISTRICT:	RB (Single Family-High Density)

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

- Section 86-565(1), which states no accessory building shall project into any front yard.
- Section 86-657(c)(4), which states all buildings and uses except off-street parking shall be not less than 40 feet from any property line, except all buildings shall be located in accordance with the setback requirements of Section 86-367 for the type of street or streets upon which the lot abuts.

The applicant is requesting variances to allow an accessory building to be located closer than the required setback and project into the front yard at 6039 E. Lake Drive, Haslett.

Ms. Wyatt outlined the case for discussion.

Olav Messerschmidt, 828 Tanglewood Lane, East Lansing, Commodore of the Lake Lansing Sailing Club, stated if the proposed accessory building adhered to the required setback of 40 feet the building would block part of the driveway. The proposed accessory building would be positioned less obtrusively on the lot and used to store the boats. The existing smaller accessory building is deteriorating and is no longer available for the storage of boats. He specified the prior variance request of five feet was approved for the smaller accessory building although it was built further from the lot line. The current variance request is for 10.8 feet from the north property line.

Chair Beauchine noted the frontage on the lake is not considered the front yard and accessory buildings are not allowed in the front yard. The sailing club operates under Special Use Permit #73041 since the zoning is residential. He said the proposed building is a reasonable request.

Member Ohlrogge asked staff if the five foot variance previously approved for the smaller accessory building still applied.

Ms. Wyatt confirmed the previous five foot variance was not applicable for the proposed building.

Member Ohlrogge stated the commercial use of the property on the lake would be considered unique under review criteria number one (Section 86-221) as it pertains to similar properties in this zoning district which are primarily residential. She added the unique circumstances are particular to the building, and are not self-created. Strict interpretation and enforcement would result in practical difficulties, and would render conformity with such restrictions unnecessarily burdensome. Granting this variance is the minimum action to make use of the building, not contrary to public interest, and will carry out the spirit of the zoning ordinance. Granting this variance will not affect the adjacent land and vicinity and will be consistent with the public interest.

Chair Beauchine said criteria number two was met, referring to the memo dated October 6, 2015, from Director Kieselbach on what constitutes self-created circumstances. He also stated under criteria number five the variance was not contrary to public interest since the principal building faced the lake while most accessory buildings are located at the rear of the property. He concluded criteria number eight was met by being in the public interest as the sailing club has been an active member of the community since 1973, offering recreation by utilizing our natural resources.

Member Ohlrogge asked if the proposed accessory building could be rotated by 90 degrees making it parallel to the property line.

Mr. Messerschmidt replied this idea was discussed and declined since it would limit boat storage space by decreasing access to the side entrance of the accessory building.

Dennis Dudley, 1825 Darling Road, Mason, former commodore of the sailing club, said he was the commodore when the special use permit was granted. He explained the permit required a 10'x20' strip of land for each boat. The accessory building location was configured to conform to this requirement.

MEMBER LEGOFF MOVED TO APPROVE THE VARIANCE AS REQUESTED.

SECONDED BY CHAIR BEAUCHINE.

ROLL CALL VOTE: YES: Members Kwok, Lane, LeGoff, Ohlrogge, Chair Beauchine

NO: None.

Motion carried 5-0.

F. OTHER BUSINESS

None.

G. PUBLIC REMARKS

None.

H. BOARD MEMBER COMMENTS

Chair Beauchine asked if Member Hershiser and Member Jackson received their ZBA packet and the memorandum from Director Kieselbach for the meeting.

Ms. Wyatt confirmed the memorandum was sent to them.

I. ADJOURNMENT


Chair Beauchine adjourned the meeting at 7:29 p.m.

Respectfully Submitted,

Erin M. Bierly
Recording Secretary

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: October 23, 2015

RE: ZBA Case No. 15-10-28-1

ZBA CASE NO.: 15-10-28-1 SEANN WILLSON, 6201 WHITEHILLS LAKES DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 6201 Whitehills Lakes Drive

TAX PARCEL: 05-429-006

ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-502, which states an accessory building not attached and not made part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.

The applicant has installed a brick patio on the rear of the house with a stone grilling island and pergola structure at south end the patio. The rear yard slopes upward from the outer edge of the patio toward the rear property line, rising approximately nine feet.

The pergola is constructed with four vertical support posts which support an open roof, consisting of cross beams that are evenly spaced. The footprint of the pergola is approximately 14 feet by 14 feet if measured to the outer edges of the four posts, or approximately 196 square feet in area. The dimensions of the roof structure are approximately 14'-6" by 14'-6". A building permit is not required if the building is less than 200 square feet. In this case the footprint of the pergola (using the four support posts) is used for the size of the structure. Patios, flatwork, and landscaping in residential zoning typically do not require a building permit.

The pergola is not physically attached to the house (principal building) and is therefore considered an accessory building. Per Section 86-502 an accessory building is required to be located no closer than ten feet from any other separate structure on the same lot.

The survey provided by the applicant shows the footprint of the pergola (the four posts) but not the outline of the pergola roof. The plan states the pergola is located 30 inches from the house as measured from the edge of the support post (closest to the house), to the edge of the house.

The standard method of measurement between an accessory building and a separate structure is to measure from the leading edge of each structure. In this case the measurement is from leading edge of the pergola roof to the leading edge of the roof of the house. The separation between the leading edge of the pergola roof and the house roof is approximately three inches; therefore the applicant is requesting a variance.

The following chart summarizes the applicant's request:

Required Setback	Proposed Setback	Variance Request
10 feet	3 inches (0.25 feet)	9.75 feet

The Township Fire Inspector reviewed the plans and does not have a problem with the location of the pergola as it is currently placed.

Site History

- The house was constructed in 1994 (PB #23299).

Attachments

1. Application and Submittals from Applicant
2. Site Location Map
3. Photographs dated October 22, 2015

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

VARIANCE APPLICATION

A. Applicant Seann Willson
Address of Applicant 6201 Whitehills Lake Dr.
East Lansing MI 48823
Telephone (Work) 773-677-3456 Telephone (Home) 773-677-3456
Fax _____ Email address: macde.zoo@yahoo.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6201 Whitehills Lake Dr. East Lansing MI 48823
Zoning district _____ Parcel number _____

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

Zoning Ordinance section(s) _____

- D. Required Supporting Material Supporting Material if Applicable
- Property survey
 - 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 or photos / elevation view
-Other

[Signature] Seann Willson 10/1/15
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: Manthuyatt 10/1/15

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): **This is optional and will not affect any decision on your application.**)

[Signature] 10/1/15
Signature of Applicant(s) Date

Signature of Applicant(s) Date

RECEIVED
OCT 02 2015

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 the Ordinance would result in practical difficulties.
4. 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.
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, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

Review Criteria

1. The rear portion of the property consists, in majority, of area that is contoured with an extreme embankment. This embankment begins at the edge of the patio area and culminates at the rear property line with dense, beautiful, mature, natural trees. There is 40 feet from the edge of the pergola to the rear tree line. In these 40 feet of grass embankment, the change in elevation ranges from 9-13 Feet (25% slope). This existing rear tree line is screening the adjacent property to the west. The minority area of the rear, at the house foundation, is flat and is used for outdoor relaxation and consists of a patio area and Pergola-BBQ for quiet enjoyment by the homeowner. The natural embankment was essentially creating a bowl that allowed storm-water to culminate and pool at the foundation and patio area of the rear of the house. There was an existing patio area that was damaged from the impact of the water runoff created by the embankment. We did not enlarge the existing flat area. We redesigned and corrected the impact and management of embankment runoff to preserve and enhance the patio area for the homeowner.
2. The embankment and natural tree line is existing and was not self-created. The storm water runoff was natural, very damaging, and was not self-created.
3. Adding additional flat area to the rear of the property would entail major excavation of the embankment, including the installation of a minimum 52" (4.3 feet) high retention wall as well as the installation of multiple drainage solutions to properly relieve wall pressure and manage the water runoff that would occur by eliminating the grass. This runoff would then need to be redirected away from the house foundation and the retention wall. The excavation would entail the removal of a majority of the soil and grass area currently existing. This would be an expensive and complicate process that would impact all adjacent properties.
4. The installation of a retention wall of this magnitude, with multiple drainage solutions, would be extremely expensive and would jeopardize the health and welfare of the existing mature tree line screen. It would require substantial and deep wall system tie back's for stability and it would also eliminate the existing natural grass area, and appeal of the property. It would be very visible from adjacent North, South and East directions.
5. Granting the variance to allow the Pergola- BBQ area to be located in the set-back enables the property to be used and enjoyed as intended without impacting the rear natural areas.. It is located in the least obtrusive area and it prevents the necessity of the installation of a massive retention wall with multiple drainage solutions, and preserves the health and welfare of the natural tree screen line to the west. It also allows the preservation of the existing grassy area for natural water disbursement and allows enjoyment by the homeowner without negatively impacting any adjacent properties. The Pergola also serves to allow for the installation of low voltage down lighting instead of bright and obtrusive flood lighting for the patio area.
6. Granting the variance preserves the natural tree screen of the adjacent west property. The North and South properties are not adversely affected. The east (road) view is not affected and it also preserves the grassy natural area of the rear of the property.
7. The embankment is not general. It is an extreme slope in a relatively small rear yard. All adjacent properties are devoid of embankment issues and are relatively flat. This property is unique with its embankment, slope and drainage issues.
8. Granting the variance will allow the property owner quiet enjoyment of the only flat usable space in the rear of the property. The pergola is unobtrusive and is constructed to provide a small amount of shade on an open patio. This patio is used for barbequing and entertainment. The pergola is not solid, is constructed with high quality material, and creates an enjoyable and relaxing place for the homeowners to enjoy their back yard. The pergola is less than 200 sf in total, and only one post is inside the 10' setback. It does not have a covered roof.

Contractor Information:

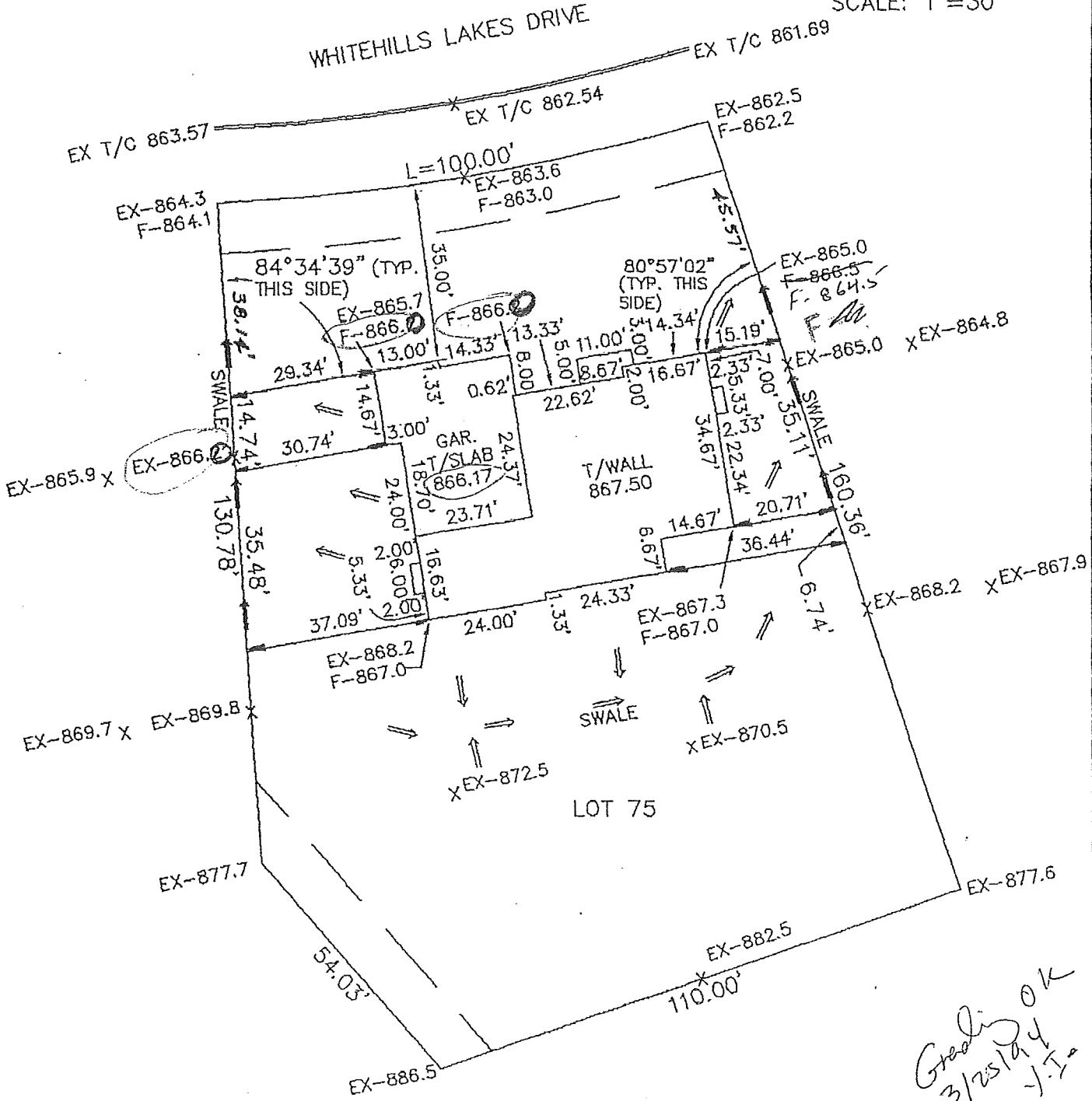
Landscape Development
1591 W. Pratt Rd.
DeWitt, MI 48820
(517) 669-3348

Michael Stevens, Operations manager
Karen Hafner, Project manager

THIS DRAWING IS NOT A CERTIFIED SURVEY
 OR MORTGAGE REPORT
 AND SHOULD NOT BE USED FOR THAT PURPOSE.



SCALE: 1"=30'



*Grading OK
 3/25/94
 J.T.*

PLOT PLAN - LOT 75, WHITEHILLS LAKES NO. 3
 FOR ZELINSKI BUILDERS

STEPHENS-KYES & ASSOC., INC.

HOUSE MOVED DBG 3/4/1994

REV. GRADES ADDED DBG 3/4/1994

GRADING LEGEND

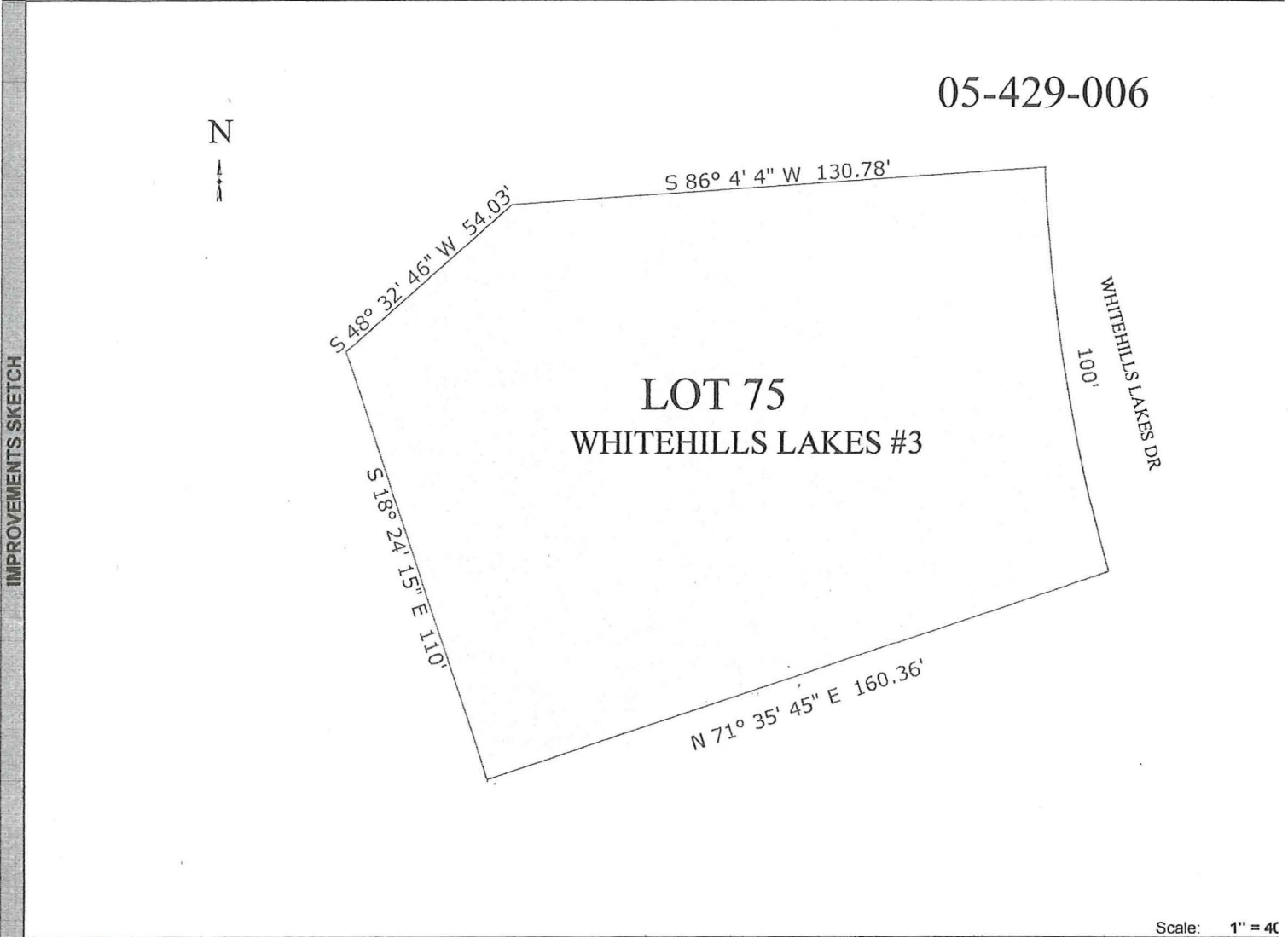
- EX DENOTES EXITING GROUND ELEVATION
- F DENOTES FINISHED GROUND ELEVATION
- ⇒ DENOTES DIRECTION OF STORM WATER FLOW

SKETCH/AREA TABLE ADDENDUM

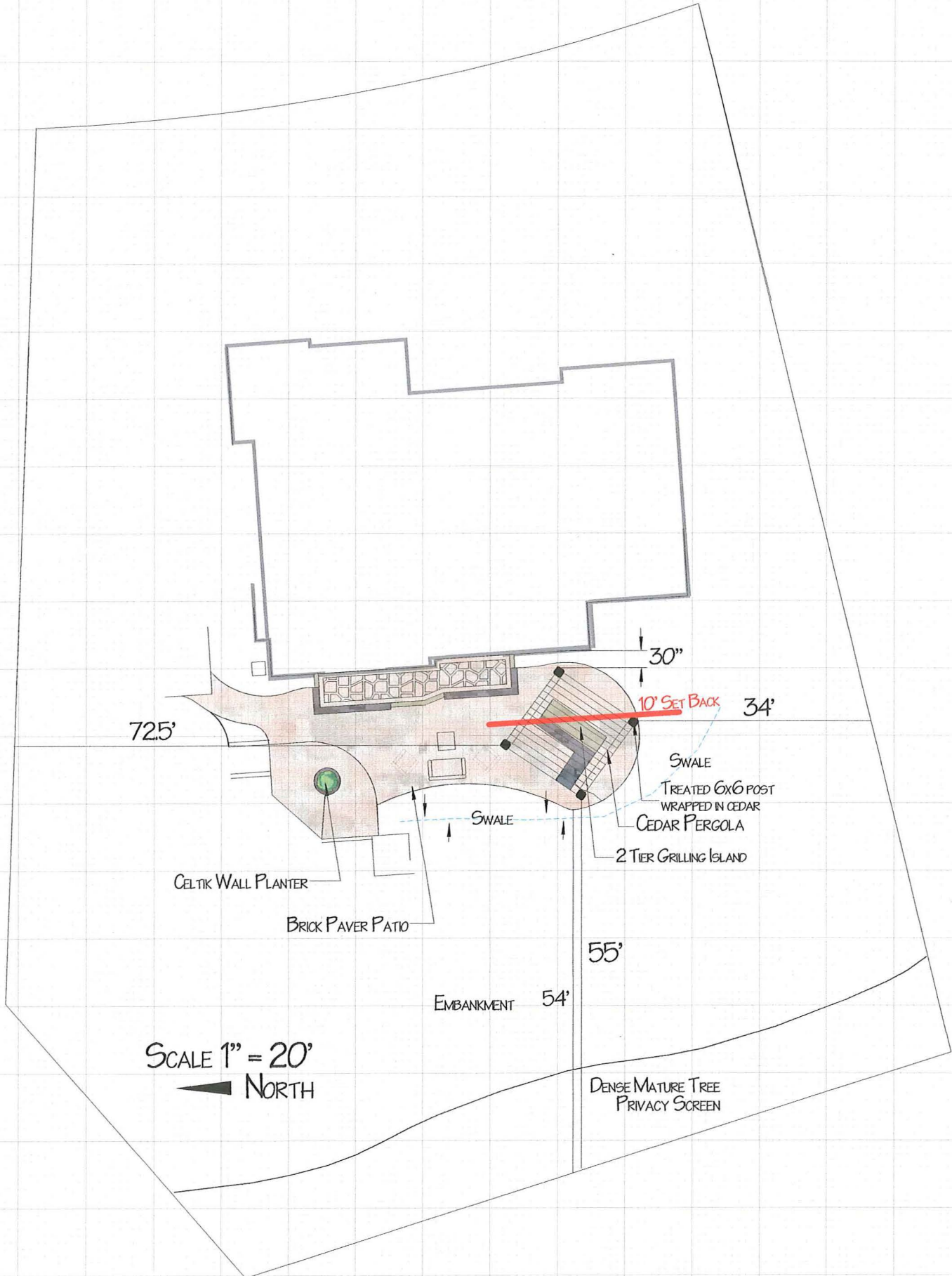
Parcel No 33-02-02-05-429-006

File No 33-02-02-05-429-006

SUBJECT	Property Address 6201 WHITEHILLS LAKES
	City EAST LANSING County INGHAM State MI Zip 48823
	Owner WILLSON, SEANNE
	Client 999
	Appraiser Name



SURVEY DESCRIPTION	<p>LOT 75</p> <p>Beginning at a point of the Tract described by Metes and Bounds as follows:</p> <p>THENCE South 86° 4' 4" West, a distance of 130.78 Feet;</p> <p>THENCE South 48° 32' 46" West, a distance of 54.03 Feet;</p> <p>THENCE South 18° 24' 15" East, a distance of 110.00 Feet;</p> <p>THENCE North 71° 35' 45" East, a distance of 160.36 Feet;</p> <p>THENCE along a curve to the Right, said curve having a radius of 417.43 Feet, a central angle of 13° 43' 32", a chord which bears North 9° 10' 57" West, a distance of 100.00 Feet to point of beginning;</p> <p>Said tract containing 0.45 acres (19547.31 sf) of land, more or less.</p> <p>Perimeter = 555.17 Feet</p> <p>No significant error of closure.</p>



725'

30"

10' SET BACK

34'

SWALE

TREATED 6X6 POST
WRAPPED IN CEDAR

CEDAR PERGOLA

2 TIER GRILLING ISLAND

CELTIC WALL PLANTER

BRICK PAVER PATIO

SWALE

55'

EMBANKMENT 54'

SCALE 1" = 20'
NORTH

DENSE MATURE TREE
PRIVACY SCREEN

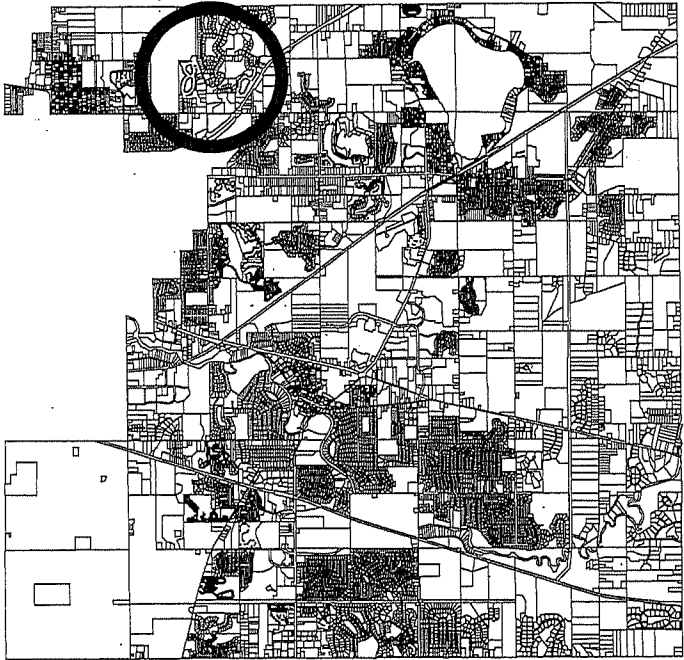




**ZONING BOARD OF APPEALS #15-10-28-1
(SEANN WILLSON)**

**REQUEST TO LOCATE AN
ACCESSORY BUILDING (PERGOLA)
CLOSER THAN 10 FEET FROM THE
PRINCIPAL STRUCTURE (HOUSE)
AT 6201 WHITEHILLS LAKES DRIVE**

CHARTER TOWNSHIP OF MERIDIAN





OCT 22 2015



OCT 22 2015



OCT 22 2015