

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, SEPTEMBER 24, 2014 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- September 10, 2014

D. NEW BUSINESS

1. ZBA CASE NO. 14-09-24-1 JUSTIN SAVAGE, 4527 MANITOU DRIVE, OKEMOS, MI 48864

DESCRIPTION: 1660 Haslett Road, Suite 3
TAX PARCEL: 10-403-002
ZONING DISTRICT: PO (Professional & Office)

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

- Section 86-686(1)a., which states one wall sign shall be permitted, placed flat against the building.

The applicant is requesting a variance to allow a wall sign facing Haslett Road, for his proposed insurance office in a multi-tenant building. This would be the second wall sign on the building at 1660 Haslett Road.

2. ZBA CASE NO. 14-09-24-2 FORREST W. RAVLIN, 4260 INDIAN GLEN DRIVE, OKEMOS, MI 48864

DESCRIPTION: 4260 Indian Glen Drive
TAX PARCEL: 27-426-013
ZONING DISTRICT: RAA (Single Family-Low Density)

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

- Section 86-564 which states an unenclosed porch may project into a required side or rear yard a distance not to exceed eight feet.

The applicant is requesting a variance to allow a new deck to extend 14 feet into the required rear yard setback at 4260 Indian Glen Drive.

E. OTHER BUSINESS

F. PUBLIC REMARKS

G. BOARD MEMBER COMMENTS

H. ADJOURNMENT

I. POST SCRIPT – Brian Beuchaine

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.

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CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES *****DRAFT*****
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, SEPTEMBER 10, 2014

PRESENT: Members, Jackson, LeGoff, Deshaine (alt.) arrival at 6:32 pm, Hershiser, Chair
Beauchine
ABSENT: Member Ohlrogge
STAFF: Mark 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 HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, February 12, 2014

MEMBER HERSHISER MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER LEGOFF

VOICE VOTE: Motion carried unanimously.

D. NEW BUSINESS

1. ZBA CASE NO. 14-09-10-1 ROGER HUNNICUTT, 7640 E. CUTLER ROAD, BATH, MI 48808

DESCRIPTION: 6415 E. Reynolds
TAX PARCEL: 02-102-024
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-442(f)(10) , which states stormwater runoff from any new construction, which is being directed toward Lake Lansing, shall be filtered through a vegetated area, a minimum of 20 feet in width before entering the lake. The vegetated area may include a grass lawn.
- Section 86-502 which states an accessory building not attached and not made part of the principal building as provided in the proceeding statement shall not be nearer than ten feet from any other separate structure on the same lot.
- Section 86-564(a)(3) which states no portion of the paved area is closer than four feet from any lot line.
- Section 86-565(2), which states an accessory building shall not be closer than five feet to the rear lot line.

The applicant is requesting variances to allow a vegetated area adjacent to Lake Lansing to be less than 20 feet in width; a hot tub and waterfall wall to be installed less than ten feet from the existing single-family residence; a proposed patio to be constructed less than four feet from the rear lot line; and an elevated fire pit to be located less than five feet from the rear lot line, at 6415 E. Reynolds.

Mr. Kieselbach outlined the case for discussion.

Mr. Roger Hunnicutt, 7640 Cutler Road, Bath, MI 48808, the applicant, stated the homeowner is installing a hot tub that rests on a base of pea stone but the pump and filter reside in the basement of the house so the hot tub must be located close to the house. He said the proposed BBQ grill is stainless steel in block housing.

Chair Beauchine asked Mr. Kieselbach if there was a permit issued for the relocation of the seawall.

Mr. Kieselbach replied the Township required a special use permit because the seawall was in the 100 year flood plain. He said the special use permit had been approved.

Chair Beauchine commented he would be concerned about relocation of the seawall to extend the size of the backyard which could eliminate need for variances.

Mr. Kieselbach replied extension of the back yard further into the lake would not be allowed.

Chair Beauchine commented he was going to ask why the grill was considered a structure but the applicant had answered his question by stating it was in a block structure.

Chair Beauchine asked if the patio was considered a structure and was subject to lot coverage requirement.

Mr. Kieselbach stated the ordinance as written did not consider a patio to be a structure so it would not be subject to lot coverage requirement. Staff calculated the patio covered approximately 51 percent of the rear yard.

Member Hershiser stated there was a lack of space between the home and the lake. He said locating so many structures in a small space could have an adverse effect on adjacent properties.

Member Jackson stated the size of the patio would not allow adequate drainage or filtration for rain water. She commented the circumstances are self-created because a variance had to be granted to build the home so close to the water.

Member Hershiser remarked the variances do not meet most of the review criteria as outlined in Section 86-221. He said there are many properties in the Lake Lansing Overlay District that have similar problems so there are not unique circumstances. The circumstances are self-created. There are not any practical difficulties. Refusal to grant the variances will not result in the owners not being able to use the property in a permitted purpose. Granting the variances could result in adverse effects on adjacent property and would not be consistent with public interest.

MEMBER HERSHISER MOVED TO DENY THE VARIANCES BECAUSE THEY DO NOT MEET THE REVIEW CRITERIA.

SECONDED BY MEMBER JACKSON

Chair Beauchine asked if modifications could be made to the plan to ensure proper drainage of rain water.

Mr. Kieselbach replied it was possible but would need to be designed so it would not violate other ordinances.

Member Deschaine commented the area is too small and the proposed plan could not be accommodated on the lot. He said the design should be changed to fit within the size of the yard.

Mr. Hunnicutt asked if there could be any structures allowed in the rear yard or if the entire yard must remain vegetated to filter the rain water.

Mr. Kieselbach answered there could be structures allowed if drainage was properly addressed.

Member Jackson asked Mr. Kieselbach if pervious pavement could be used for the patio

Mr. Kieselbach replied it was possible to use pervious pavement for the patio.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Deschaine and Chair Beauchine

NO: None

Motion carries 5-0.

E. OTHER BUSINESS

None

F. PUBLIC REMARKS

None

G. BOARD MEMBER COMMENTS

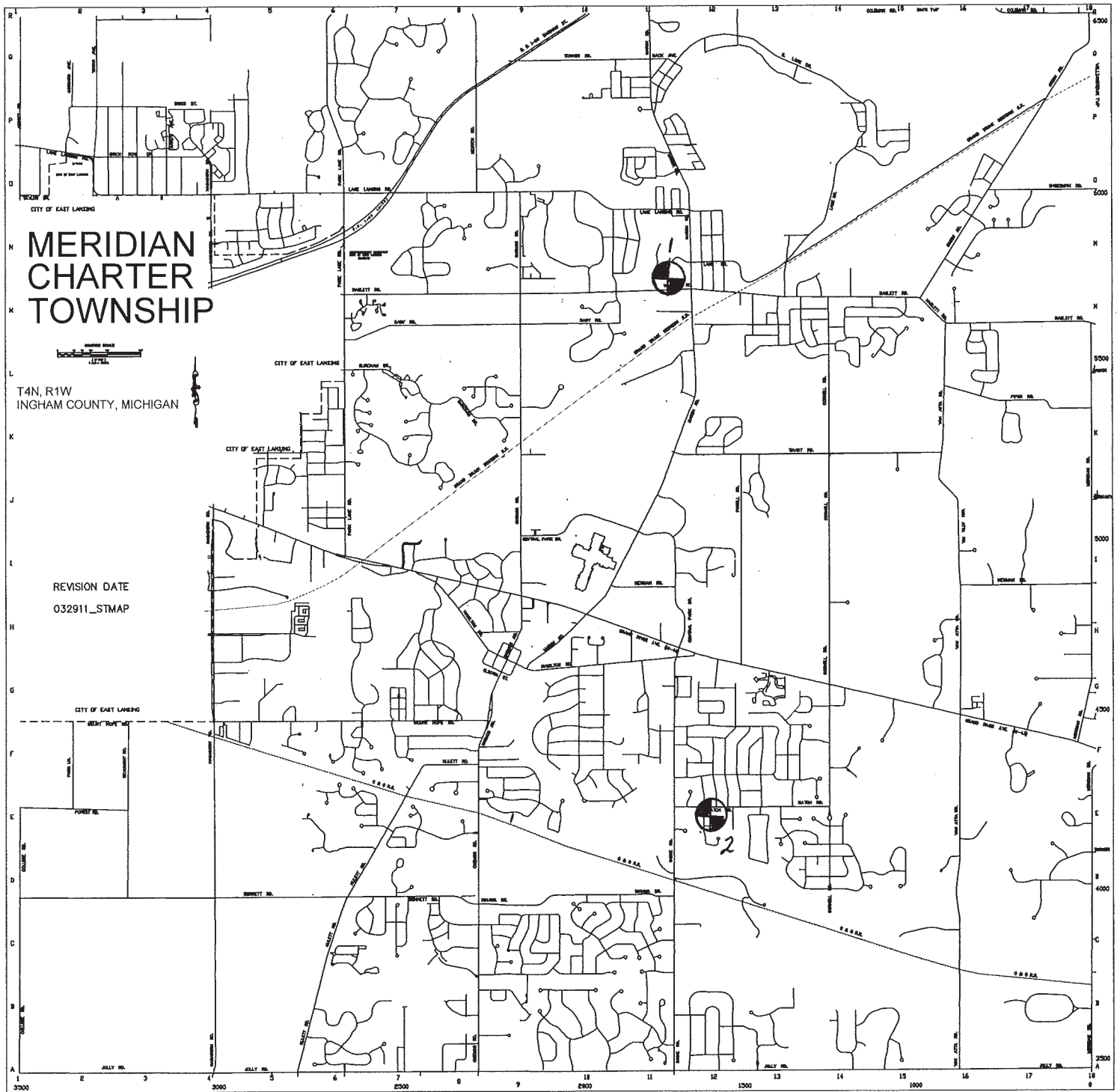
None

H. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:10p.m.

Respectfully Submitted,

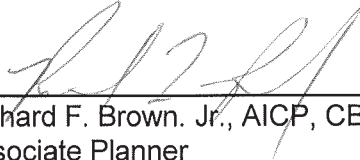
Angela M. Ryan
Recording Secretary



- 1 ZBA Case #14-09-24-1 (JUSTIN SAVAGE)
- 2 ZBA Case #14-09-24-2 (FORREST RAVLIN)

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: September 19, 2014

RE: ZBA Case No. 14-09-24-1

ZBA CASE NO.: 14-09-24-1 JUSTIN SAVAGE, 4527 MANITOU DRIVE, OKEMOS, MICHIGAN 48864

DESCRIPTION: 1660 Haslett Road, Suite 3

TAX PARCEL: 10-403-002

ZONING DISTRICT: PO (Professional & Office)

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

- Section 86-686(1)a., which states one wall sign shall be permitted, placed flat against the building.

The applicant is requesting a variance to allow an approximate 20.5 square foot wall sign to be installed facing Haslett Road (the building's south facade) for his proposed office in a multi-tenant building. This would be the second wall sign on the south facade of the building. The existing 3 x 5 (15 square foot) wall sign was installed in 1998. Section 86-686(2)b states a wall sign shall not exceed 20 square feet in surface display area. The width of Mr. Savage's planned tenant space will be 20 feet.

Access for building tenants is provided by common entrances on the east and west elevations elevation. A 22.5 square foot freestanding sign lists all of the building tenants and is located along the Haslett Road frontage of the site. Currently the freestanding sign lists three tenants, though there are spaces on the sign for up to five.

In the applicant's summary of the project, they were under the impression the variance was required because the tenant space did not having an individual means of public access. Under the Professional and Office (PO) zoning district, the standard for wall signs pertains to the number of signs, not their location in relation to the entrance. The applicant's tenant space is 20 feet in width along the south facade of the building facing Haslett Road

Site History

- The subject parcel occupies approximately 1.63 acres.
- The existing 9,992 square foot multi-tenant office building is part of the Haslett Commerce Center and was constructed in 1988.
- A variance was granted in 1998 (ZBA Case #98-05-27-6) for installation of a freestanding sign on the subject site. A copy of the approval, design, and site location of the sign are attached.

ZBA Case No. 14-09-24-1
September 19, 2014
Page 2

Attachments

1. Site Location Map
2. Application materials
3. Copy of ZBA Case #98-05-27-6 approval letter and sign details
4. Floor plan of the building

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LOCATION

5800

1630

1640

1650

1655

1673

Raby Rd

1672

Bayonne Ave

Buena Pky

Montebello Ave

Lake Dr

Edson St

Potter St

Shaw St

School St

Marsh Rd

Haslett Rd

Lake Ct

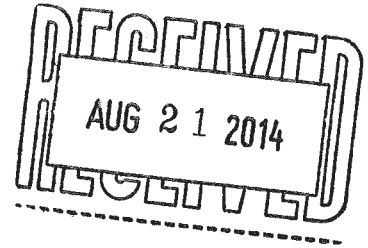
Slipper Ln

Lady Dr



W

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



VARIANCE APPLICATION

A. Applicant Justin Savage
Address of Applicant 4527 Manitou Dr., Okemos, MI 48864
Telephone (Work) 517-881-8408 Telephone (Home) 517-881-8408
Fax _____ Email address: JustinSavage@Allstate.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 1660 Haslett Rd. Suite 3, Haslett, MI 48840
Zoning district _____ Parcel number _____

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

Zoning Ordinance section(s) _____

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

[Signature] Justin Savage 08/20/2014
Signature of Applicant Print Name Date

Fee: \$200 Received by/Date: [Signature] 8/20/14

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] 8/20/2014
Signature of Applicant(s) Date
Signature of Applicant(s) Date

NAI Mid-Michigan
Property Management
Commercial Real Estate Services, Worldwide.

tel 517 487 4222
fax 517 487 1699

website
www.naipropertymanagement.com

2149 Jolly Road
Suite 200
Okemos MI 48864

August 19, 2014

Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864

RE: All State Insurance – 1660 Haslett Road, Suite 3

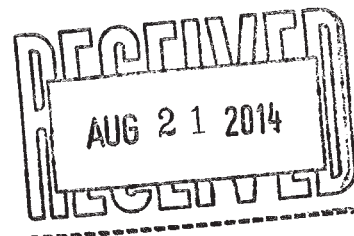
To Whom It May Concern:

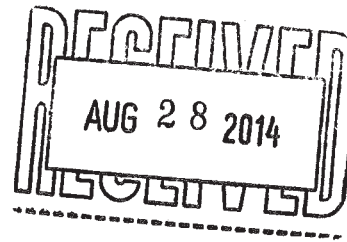
The Owner(s) of Haslett Commerce Center, LLC give approval for Justin Savage to work with Meridian Township on a variance request. If you have any questions or concerns please contact our office at 517.487.4222.

Thank you,



Ed Weaver
Director,
Haslett Commerce Center, LLC
NAI Mid-Michigan Property Management





Dear Zoning Board,

Please find my answers to the variance application criteria below. I appreciate your time and consideration. My wife and I both grew up in the great community that is Meridian Township, went to college at Michigan State University and located in other states due to career opportunities. Three years ago, when we decided it was time to start a family of our own, we knew we wanted to move back so that we could raise our children near our families. I would like to have the opportunity to open a business in this area that we call home that would create jobs in our township as well as help the community. With your help and approval, you can make that a reality.

- 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.

1660 Haslett Road was constructed with the main office door facing the parking lot. Had it been constructed in the same fashion as 1640 Haslett Road with the main door facing Haslett Road, this variance request would not be necessary.

- 2) These special circumstances are not self-created.

Although I am very excited for the opportunity to open a business within a professional building in Meridian township, I was not a part of the decision making process that ended with the main door facing the parking lot as opposed to Haslett Road.

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

Allstate has a strict requirement that the building sign must face a public road. If I were unable to place my signage facing Haslett Road, I would not be able to have my office in this building.

- 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.

If this variance were not granted, I would not be able to use this location for my Allstate office.

- 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.

Allstate has approved this location as my office pending the approval of this variance allowing signage on the south side of the building facing Haslett Road. I have a lease agreement with the property owner pending Allstate's approval of the location.

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

A tenant in the building, Therapy Institute LLC, currently has a sign on south side of the building facing Haslett Road. Also, 1660 Haslett Road is the only one of the four buildings on the northwest corner of the Haslett and Marsh intersection that does not have an entrance facing a main road. Because of this, all three of the other adjacent buildings have signage facing Haslett and Marsh Roads.

- 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.

The conditions in this situation are specific to the fact that this one building has an entrance that faces the parking lot. All of the other buildings in the parking lot have entrances that face the street and would not require a variance to place signage facing Haslett Road.

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

Granting this variance will not adversely impact the public as all of the other buildings in the vicinity, as well as this one, have signage similar to the request that I am making.

Thank you again for your time and consideration,

Justin Savage



8 11-5/16

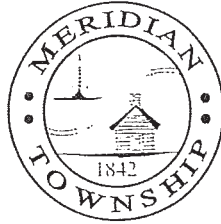
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2-13/16

CHARTER TOWNSHIP OF MERIDIAN

Bruce A. Little Supervisor
Mary M.G. Helmbrecht Clerk
Thomas E. Klunzinger Treasurer
Gerald J. Richards Manager



Bill McCullough Trustee
Susan McGillicuddy Trustee
Kirk K. Squiers Trustee
Andrew J. Such Trustee

May 29, 1998

Valerie Stewart
REAL ESTATE DEVELOPMENT SERVICES
6910 South Cedar Street
Suite 4
Lansing, MI 48910

**RE: ZBA Case No. 98-05-27-6
 (1660 Haslett Road)**

Dear Ms. Stewart:

At its regular meeting on May 27, 1998, the Zoning Board of Appeals voted to approve your variance request from Section 85-4.2, which permits a fourth free-standing sign, in the PO (Professional Office) zoned portion of the size. The free-standing sign shall be a monument style sign and no larger than 22.5 square feet in area.

The granting of the variance was based on information submitted by the applicant. Any modification that would affect the intent of the variance would require the approval of the Board.

Please note that the construction authorized by the variance must begin within one (1) year and be completed within eighteen (18) months from the date of granting.

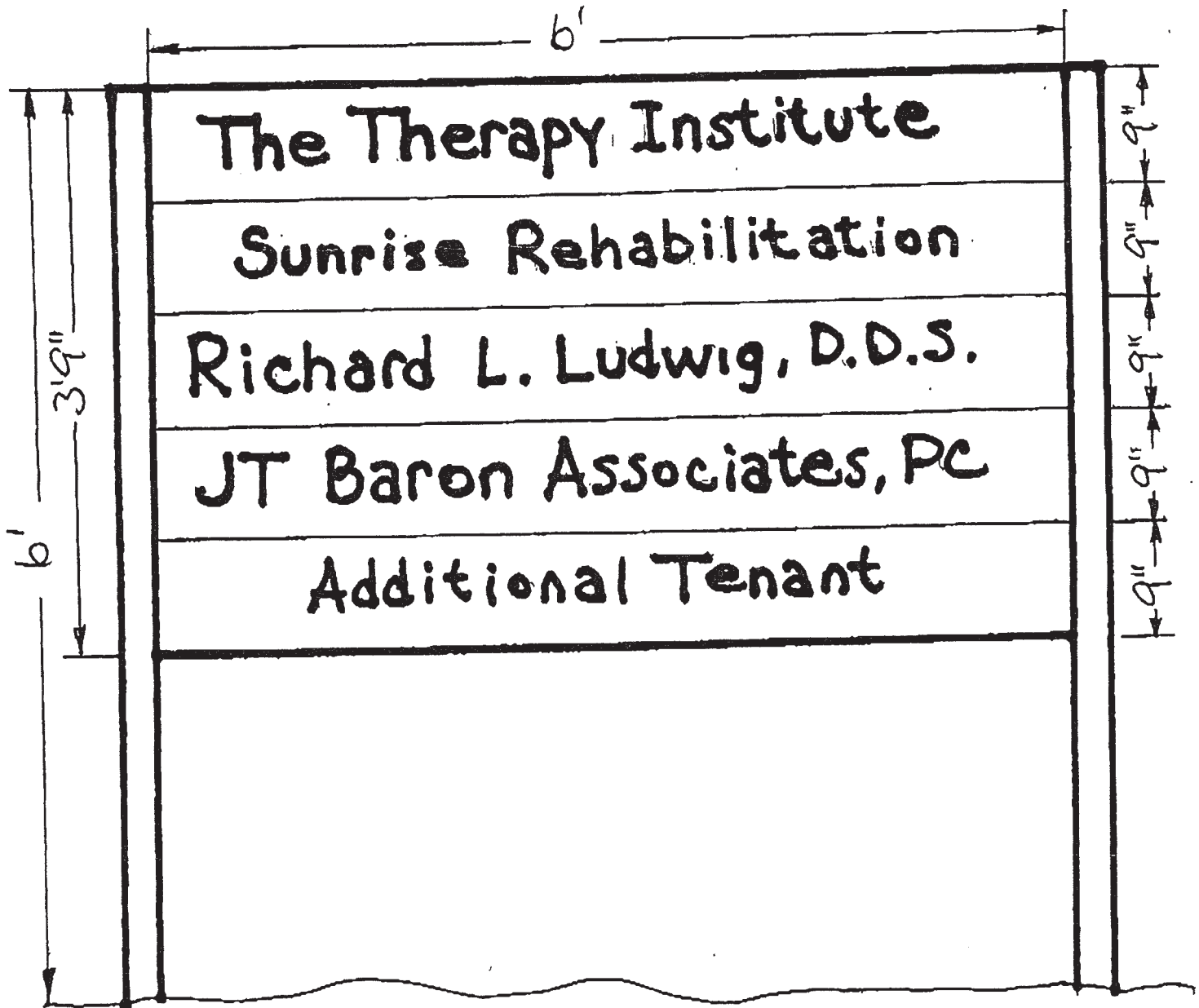
If you have any questions, please feel free to contact me at (517) 349-1200 ext 362.

Sincerely,

Troy Langer
Assistant Planner

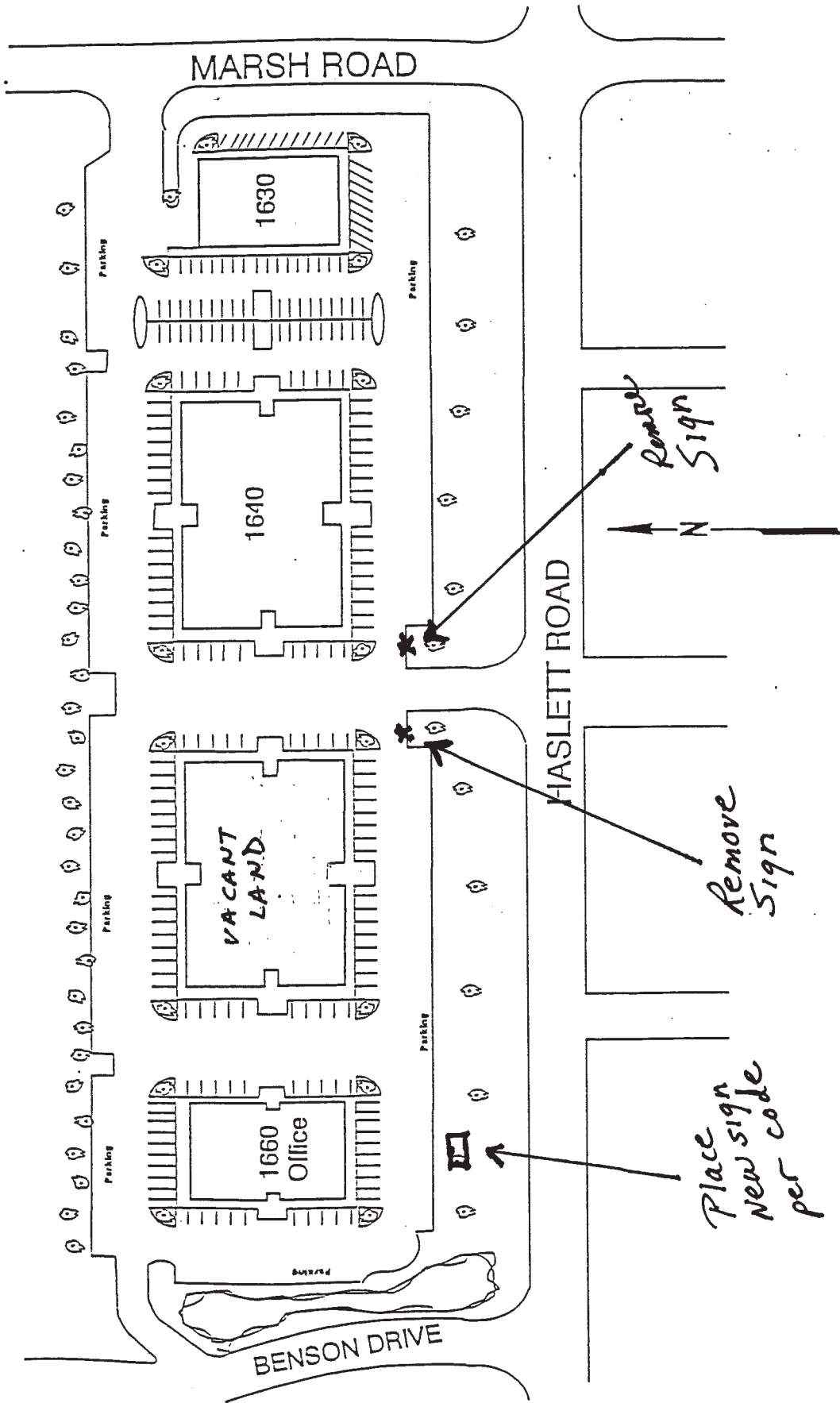
cc: Building Division

TL\PLANNING\ZBA\LETTER.432



1660 HASLETT ROAD
EXISTING SINGLE FACE NON ILLUMINATED
WALL SIGN TO BE RELOCATED AS DOUBLE FACE
GROUND SIGN. 22.5 \times

HASLETT COMMERCE CENTER



SKETCH/AREA TABLE ADDENDUM

File No 33-02-02-10-403-002

SUBJECT

Property Address 1660 HASLETT

City HASLETT

County Ingham

State MI

Zip 48840

Borrower REAL ESTATE DEVELOPMENT

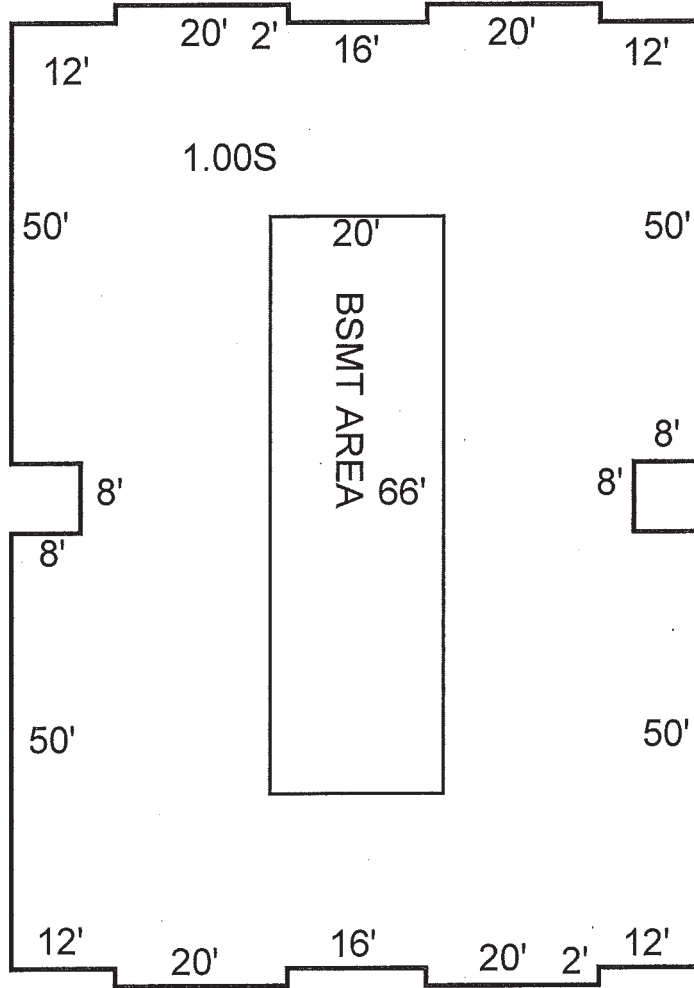
Lender/Client 999

Appraiser Name

IMPROVEMENTS SKETCH

10-403-002

1660 HASLETT RD



Scale: 1 = 22

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Size	Perimeter	Totals
GBA1	1.00S	1.00	8672.00	424.0	8672.00
BSMT	Basement	1.00	1320.00	172.0	1320.00
TOTAL BUILDING (rounded)					8672

BUILDING AREA BREAKDOWN

Breakdown	Subtotals	
1.00S		
4.0 x 108.0	432.00	
8.0 x 50.0	400.00	
8.0 x 50.0	400.00	
20.0 x 112.0	2240.00	
16.0 x 108.0	1728.00	
20.0 x 112.0	2240.00	
4.0 x 108.0	432.00	
8.0 x 50.0	400.00	
8.0 x 50.0	400.00	
9 Areas Total (rounded)		8672

MEMORANDUM

TO: Zoning Board of Appeals

FROM:


Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: September 19, 2014

RE: ZBA Case No. 14-09-24-2

ZBA CASE NO.: 14-09-24-2 FORREST RAVLIN, 4260 INDIAN GLEN DRIVE, OKEMOS, MICHIGAN 48864
DESCRIPTION: 4260 Indian Glen Drive
TAX PARCEL: 27-426-013
ZONING DISTRICT: RAA (Single Family-Low Density)

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

- Section 86-564 which states an unenclosed porch may project into a required side or rear yard a distance not to exceed eight feet.

The applicant is requesting a variance to allow a new deck to replace an existing 10 x 16 (160 square foot) deck. The approximate 270 square foot deck is proposed to extend outward from the home up to 14 feet, bringing it to within 15.8 feet of the rear lot line. As noted above, an unenclosed deck is permitted to extend up to eight feet into the required 30 foot rear yard. The deck will vary in depth and extend across the back of the home for approximately 41 feet compared to 16 feet for the existing deck.

In the applicant's written statement they note the existing house is non-conforming. Technically this is accurate, as the house extends approximately two inches into the both the front and rear yard setbacks. During review of the case staff has determined such a small encroachment does not constitute establishing a non-nonconforming status. Should the Zoning Board of Appeals differ, it may consider the case under Section 86-618(1) instead of Section 86-564.

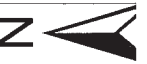
Site History

- The overall size of the new deck is 270 square feet compared to the 160 square foot existing deck.
- The approximate 1,677 square foot residence was constructed in 1984.
- The subject parcel contains 0.277 acres.
- There are no previous variance requests for the subject site.

ZBA Case No. 14-09-24-2
September 19, 2014
Page 2

Attachments

1. Site Location Map
2. Application materials



LOCATION

1553

1569

1583

1584

4268

4256

4244

4271

1595

4263

4255

4243

4272

Dobie Rd

Dobie Rd

Mercer Dr

Arbor Dr

Greenwood Dr

Oakwood Dr

Cherry Hill Dr

Hatch Rd

Indian Glen Dr

Mojave Ct

Dobie Cir

Farm Meadows Ct

Mackinac Rd

Cheboygan Rd

Tahquamenon Rd

Saran Dr

Wabango Rd

Naubinway Rd

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

VARIANCE APPLICATION

- A. Applicant FORREST W. RAYLIN
Address of Applicant 4260 Indian Glen Drive
Okemos, MI 48864
Telephone (Work) 517 355 4605 Telephone (Home) 517-253-7174
Fax 517-432-7061 Email address: bill.raylin@gmail.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 4260 Indian Glen Drive, Okemos
Zoning district RAA Parcel number 33-03-02-27-426-013
- 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)

Forrest W. Raylin Forrest W. Raylin 8-14-14
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: [Signature] 8/14/14

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.)**

Forrest W. Raylin 8/14/14
Signature of Applicant(s) Date
Susan Raylin 8/14/14
Signature of Applicant(s) Date

Variance Application:

Name: Forrest W. Ravlin

Address: 4260 Indian Glen Drive, Okemos MI 48864

Applicant requesting a variance to allow construction of an extended deck into the rear yard setback.

Variance Application Supplement

1. Unique circumstances exist that are peculiar to the land or structures that are not applicable to other land or structures in the same zoning district.

The existing home and deck are located on a unique lot in a 30 year old subdivision. The existing home and deck are already non-conforming to the 30' rear setback requirements based on a current survey done. The front of the house faces onto Indian Glen Drive, but the narrow back yard backs up to a house which faces Hatch Road. The Hatch Road home has an extremely long extended front yard with very long drive way. Due to the Hatch house being set back so far from Hatch Road, and due to the placement of dense trees and thick vegetation in place between the two properties, the Hatch house cannot be seen from the applicant's house, nor can the applicant's home be seen from the Hatch home.

2. These special circumstances are not self-created.

The applicant recently bought this existing home on June 30, 2014. The applicant purchased the home for the attractive quiet Okemos neighborhood and the surrounding natural area full of trees and wildlife. Soon after purchasing the home, the applicant began to pursue plans to expand the small existing deck in order to accommodate family gatherings for more than four persons and to add access to a future therapeutic spa needed for health reasons. The existing structure is currently not large enough to comfortably provide space for more than four persons and does not provide easy access for the future placement of a therapeutic spa. The applicant was not made aware of the non-conforming nature of the home and deck with regards to the rear setback until a survey was obtained during the deck design process.

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

Strict enforcement would result in not being able to conduct normal activities in a manner that has existed in the applicant's family for many years (breakfasts, dinners, informal gathering). Seating 5-6 at the table for a brunch or dinner is simply not possible on the existing narrow deck. In addition, strict enforcement would result in difficult access to a future therapeutic spa needed to address the homeowner's physical/health conditions of arthritis, hip replacement, and back issues.

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

Strict enforcement would prohibit the applicant from conducting normal family functions outside on their deck. Strict enforcement would also prohibit therapy for physical health conditions.

- 5. Granting the variance in 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.**

The requested variance and project scope will not affect neighboring individuals in the area with regard to sound, aesthetics, or perception. The suggested expansion plan would make this area blend in better within the backyard area. The expansion of the deck has been scaled down to a minimum size (14' width) in order to accommodate the family and personal needs of the applicant, but in an attempt to adhere with the rear setback as much as possible. The current high railings would be removed and a low, flat deck would be installed to blend into the surrounding plantings.

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

The requested project is hidden to the south by a six foot fence, to the east by trees, dense vegetation, and non-inhabited areas (grass and trees), and to the north and the west by the existing house. The proposed structure will be no more than 24 inches above grade and would not be visible from neighboring homes or public areas. The grade in the rear of the home slopes up towards the Hatch house, thus lowering the level of the deck even further from sight.

- 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.**

This is one unique lot in this subdivision because of the placement between houses that front onto Hatch Road. The zoning board's decision would only impact this particular situation, that is, one house in the subdivision.

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

The variance is consistent with the public interest. The proposed expansion will increase the beauty, usefulness, and value of the existing structure.

STATE OF
MICHIGAN
INGHAM COUNTY MI
07/02/2014
2014-025669



REAL ESTATE ★
TRANSFER TAX ★
\$247.50 CO ★
\$1687.50 ST ★
TTX# 4104915 ★



8 1 7 1 0 9 3

Tx:4104915

7/1/2014 10:15:00 AM

2014-025669

CURTIS HERTEL JR

INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

07/02/2014 1:24 PM

PAGES: 1

INGHAM COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office except as stated.

7/1/2014
Eric Schertzing, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

WARRANTY DEED STATUTORY FORM FOR INDIVIDUALS

File #:611362

The Grantor(s) James J. Mullin and Judith D. Clark, husband and wife

whose address is 4260 Indian Glen Dr, Okemos, MI 48864

convey(s) and warrant(s) to Forrest William Ravlin and Susan A. Ravlin, husband and wife

whose address is 3058 Evergreen Dr, Wooster, OH 44691

the following described premises situated in the Township of Meridian, County of Ingham and State of Michigan:

Lot 2, Indian Wood Estates, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof recorded in Liber 37 of Plats, Pages 4, 5 and 6, Ingham County Records.

also known as Property Address: 4260 Indian Glen Dr, Okemos, MI 48864
33-02-02-27-426-013

for the sum of Two Hundred Twenty Five Thousand and 00/100, (** \$225,000.00*) Dollars.

subject to easements and building and use restriction of record, if any

Dated this 30th day of June, 2014.

Signed by:

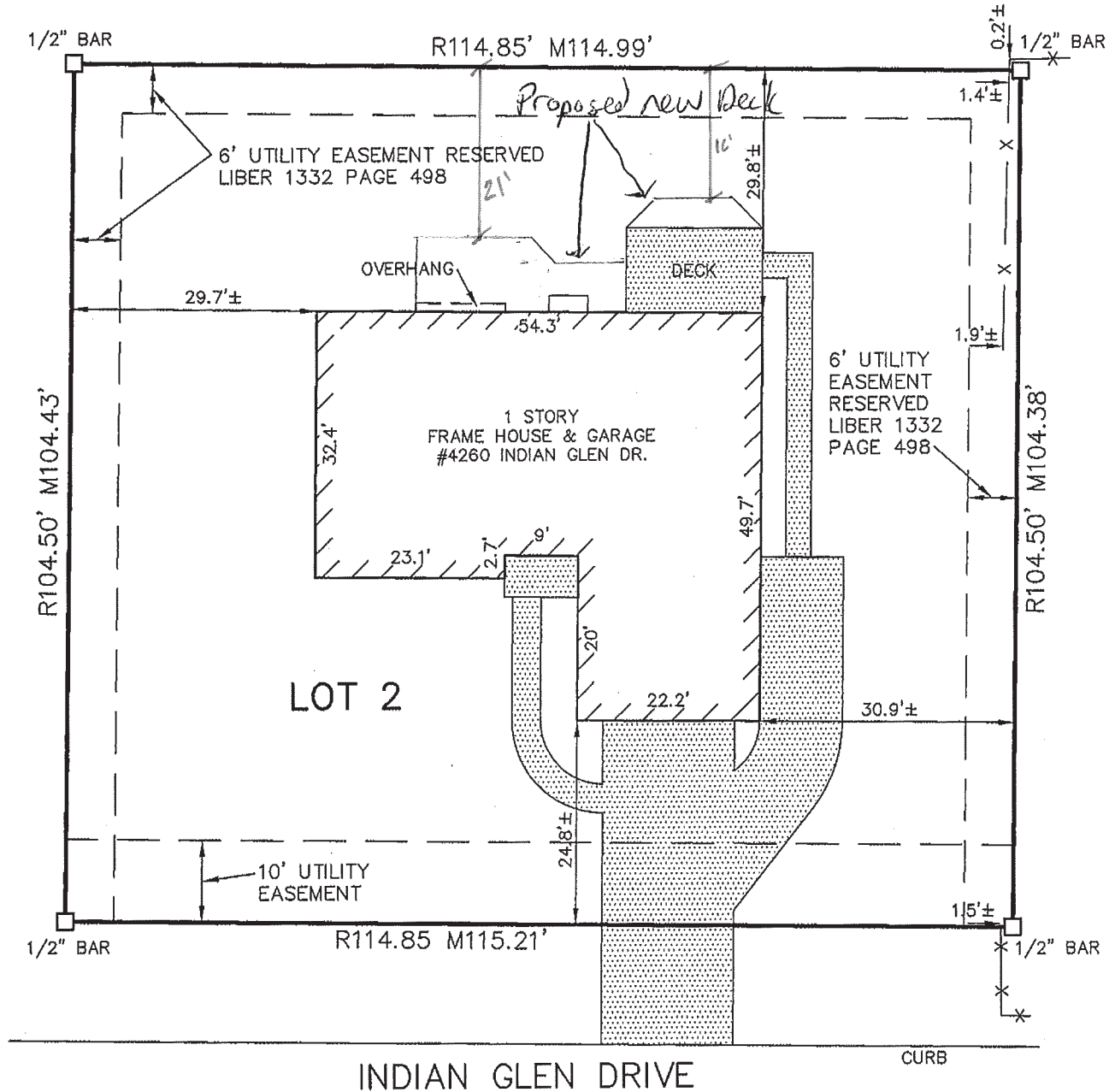
James J. Mullin

County, Michigan, according to the recorded plat thereof, as recorded in Liber 37 of Plats, Pages 4-6, Ingham County Records.

NOTES:
1. ALL EASEMENTS
MAY NOT BE SHOWN



1" = 20'



Addition on Non conformity

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047



4260 Indian Glen Drive Okemos, MI 48864





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