



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
DECEMBER 13, 2017 6:30 pm



1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, October 25, 2017

4. COMMUNICATIONS
 - A. Lane & Cheryl McFarland, 6196 Columbia Street, RE: ZBA #17-10-25-1
 - B. Lisa Hansknecht, 6178 Columbia Street, RE: ZBA #17-10-25-1

5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 17-10-25-1 (BARTOW), 6154 WEST LONGVIEW DRIVE, EAST LANSING, MI, 48823

DESCRIPTION: 6200 Columbia Street & a vacant parcel (Tax I.D. #03-403-007)

TAX PARCEL: 03-403-001 & 03-403-007

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

The applicant is requesting to create two new lots that are under the minimum lot width of 65 feet at 6200 Columbia Street and a vacant parcel (Tax I.D. #03-403-007).

B. ZBA CASE NO. 17-12-13-1 (LANSING MART ASSOCIATES, LLC), 31500 NORTHWESTERN HIGHWAY SUITE 100, FARMINGTON HILLS, MI, 48334

DESCRIPTION: 2020 West Grand River Avenue

TAX PARCEL: 21-226-008

ZONING DISTRICT: C-3 (Commercial)

The applicant is requesting to increase the height of the front façade of a nonconforming building at 2020 West Grand River Avenue.

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

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, October 25, 2017**

PRESENT: Members Ohlrogge, Stivers, Jackson, Chair Beauchine
ABSENT: Member Lane
STAFF: Mark Kieselbach, Community Planning and Development Director
and Keith Chapman, Assistant Planner

A. CALL MEETING TO ORDER

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

B. APPROVAL OF AGENDA

MEMBER JACKSON MOVED TO APPROVE THE AGENDA WITH AN AMENDMENT TO ITEM 7
OTHER BUSINESS TO ADD TRAINING SESSION FOR ZONING BOARD OF APPEALS (ZBA), AND
THE 2018 ZBA MEETING SCHEDULE.

SECONDED BY MEMBER STIVERS.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, October 11, 2017

MEMBER OHROGGLE MOVED TO APPROVE THE MINUTES OF WEDNESDAY October 11, 2017
AS WRITTEN.

SECONDED BY MEMBER STIVERS.

VOICE VOTE: Motion carried unanimously.

D. COMMUNICATIONS

Chair Beauchine replied communications would be addressed after Assistant Planner Chapman
outlined the case.

E. UNFINISHED BUSINESS

None.

F. NEW BUSINESS

1. ZBA CASE NO. 17-10-25-1 (BARTOW),
6154 WEST LONGVIEW DRIVE, EAST LANSING, MI 48864
DESCRIPTION: 6200 Columbia Street
TAX PARCEL: 03-403-001
ZONING DISTRICT: RB (Single Family, High Density). Lake Lansing Residential
Overlay District

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

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

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

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

Assistant Planner Chapman outlined the case for discussion. He referenced an error in the staff report which indicated the width of lots 12 and 13 totaled 77.94 feet on Columbia Street but should have been are 79 feet. He added there were 3 communications in favor and 2 communications in opposition to variance request.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Mr. Bartow, the applicant replied no.

Chair Beauchine opened the floor for public comments.

Don Winchell, 6203 Columbia Street, Haslett, read the letter dated October 16, 2017 which he had previously submitted. He asked the ZBA not to approve the variances due to safety issues on Columbia Street.

Lisa Hansknecht 6178 Columbia Street, Haslett, stated she opposed the variances due to larger construction on narrower lots. She added the increase of short terms rentals creates a transient population. She stated her concern was safety issues on Columbia Street.

Catherine Ferguson, 6177 Foster Drive, Haslett, referenced her letter dated October 24, 2017 objecting to the variances. She added there was little green space along Columbia Street.

Ann Whitmer, 6190 Columbia Street, Haslett, stated her main concern was parking on the street and safety issues involving traffic and walkers. She added a structure larger than two stories impinges on her view of the lake.

Karen Reiff, 6174 Columbia Street, Haslett, stated her main concern was safety on Columbia Street. She added Columbia Street is narrow and with the curve there is low visibility for oncoming traffic.

Tony Schmidt, 6200 W Reynolds, Haslett, stated the variances would not enhance the area in the vicinity of the property and with 3 new docks for each lot would affect fishing in that area of the lake. He preferred the construction of 2 houses that did not tower over other houses in the area.

Chair Beauchine referenced a letter dated October 23, 2017 from the Ingham County Land Bank that recommended the split.

Chair Beauchine asked the applicant or the applicant's representative if they had anything to add.

Jim Bartow, 6151 Park Lake Road, East Lansing, stated the variances would not impact the current road or safety issues. The construction will be built according to Township requirements.

Chair Beauchine closed public remarks.

Chair Beauchine stated the Lake Lansing Overlay District was created to bring some relief to property owners. He read review criteria seven from (Section 86-221) of the Zoning Ordinance, 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 he preferred the current Lake Lansing Overlay District and had no interest in re-verting back to the original zoning. He added he is not in favor of the variances.

Member Stivers replied Mr. Bartow made a good point addressing the use of the property in terms of what might be constructed, along with safety issues and the hypothetically height of the structures. However, she did not see any reason to approve the variances. She read review criteria one, which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. She stated there were no unique or special circumstances.

Member Jackson agreed and doesn't see any value in approving the variances when one property satisfies the current ordinances.

Member Ohlrogge questioned Mr. Bartow's statement the land division would create revenue for the Township. The ZBA is considering the unique circumstances that exist which are peculiar to the land or structure.

Chair Beauchine replied Mr. Bartow did not submit his reasons based on the review criteria however, the ZBA is not allowed to consider revenue.

Member Jackson stated how the land would be used if the variances were granted is important because the new lots may require variances. She read review criteria two, which states these special circumstances are not self-created, and at this point we have self-created circumstances which are created by the ZBA, who granted the first variance, which puts the ZBA in a situation which does not support the zoning criteria.

MEMBER STIVERS MOVED TO DENY THE VARIANCE BASED ON FAILURE TO MEET REVIEW CRITERIA ONE FROM (SECTION 86-221) OF THE ZONING ORDINANCE.

SECONDED BY MEMBER JACKSON, BASED ALSO ON FAILURE TO MEET REVIEW CRITERIA THREE FROM (SECTION 86-221) OF THE ZONING ORDINANCE.

Member Ohlrogge recommended the ZBA review the criteria from (Section 86-221) of the Zoning Ordinance. She 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. She stated there was no need to divide the lots to use the property for a permitted purpose.

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 the minimum action would be to leave the subject property as it currently exists.

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 replied construction on narrow lots would affect adjacent land and the character of the neighborhood 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 added the creation of the Lake Lansing Overlay District addresses this question.

Member Ohlrogge read review criteria seven, which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. She replied she could not determine how variances would be consistent with public interest.

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

NO:

Motion carried unanimously.

G. OTHER BUSINESS

1. Chair Beauchine presented the proposed ZBA meeting schedule for 2018.

MEMBER JACKSON MOVED TO ADOPT THE RESOLUTION FOR THE 2018 MEETING SCHEDULE

SECONDED BY MEMBER OHLROGGE

VOICE VOTE: Motion carried unanimously.

2. Chair Beauchine addressed training for the ZBA and asked Director Kieselbach about the items for the training.

Director Kieselbach stated the training would be on specific questions from the ZBA.

Member Ohlrogge suggested the ZBA take time to comply questions for the Township Attorney and recommended advanced notice on training dates.

Chair Beauchine asked if the ZBA would prefer taking until November 15th to comply questions for the Township Attorney which would help expedite the process for training.

Member Jackson referenced the training from Michigan Township Association (MTA) and the Michigan Municipal League (MML) newer members and the alternate members may be interested in participating in those trainings. She commented the opportunity for training should be made known to all members of the ZBA, and recommended attending the basic training offered through the various organizations.

Chair Beauchine recommended the ZBA target November 15th to have their questions for training to staff.

H. PUBLIC REMARKS

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

I. BOARD MEMBER COMMENTS

None.

J. ADJOURNMENT

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

K. POST SCRIPT – Member Stivers

Respectfully Submitted,

Rebekah Kelly
Recording Secretary

November 28, 2017

Meridian Township
Zoning Board of Appeals

Public Hearing for Wednesday, December 13, 2017

Re: #17-10-25-1 (Bartow)
6200 Columbia Street & Vacant Parcel (Tax I.D. #03-403-007)

To whom it may concern:

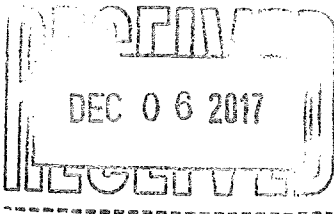
My wife and I, Lane & Cheryl McFarland, have lived on the adjacent property at 6196 Columbia for over thirty years. We believe that to create two equally size lots on the property at 6200 Columbia Street and Vacant Parcel would be beneficial to both the buyers and the Board of Appeals. This would give adequate room to build 2 homes without the need for variances and would provide more room for driveways and make it safer for traffic coming and going on Columbia Street.

We approve this request for variance submitted to the Zoning Board of Appeals by James Bartow.

Sincerely,

Lane & Cheryl McFarland

Cheryl McFarland
Lane McFarland



Keith Chapman

From: Lisa Hansknecht <lisa.hansknecht@gmail.com>
Sent: Friday, December 01, 2017 6:06 PM
To: Keith Chapman
Subject: 6200 Columbia Street #17-10-25-1

Keith Chapman, Assistant Planner
Meridian Township
Zoning Board of Appeals

Mr. Chapman:

Recently, I came and spoke before the Zoning Board of Appeals hearing in opposition to a request to divide the lots at 6200 Columbia into 3 lots. It is my understanding that after denial of that request, the owner has requested that the lots be divided equally into two lots of relative equal size.

I support that request and feel that is a reasonable accommodation to make the property more usable for two homes. As I cannot make it in for the next hearing on this, I wanted to be sure you had this for the record.

Thank you for your work.

Best,
Lisa M. Hansknecht
6178 Columbia
Haslett, MI 48840



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: December 8, 2017
Re: ZBA Case No. 17-10-25-1 (Bartow)

ZBA CASE NO.: 17-10-25-1 (Bartow), 6200 Columbia Drive & Vacant Parcel (Tax I.D. #03-403-007), Haslett, MI 48840
DESCRIPTION: 6200 Columbia Street & Vacant Parcel (Tax I.D. #03-403-007)
TAX PARCEL: 03-403-001 & 03-403-007
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay District

The applicant is requesting the Zoning Board of Appeals (ZBA) to rehear a previously denied variance in accordance with the following section of the Code of Ordinances:

- Section 86-225 – No application, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed circumstances found by the Zoning Board of Appeals to be sufficient to justify consideration.

The previous request was to create two new parcels that are under the minimum lot area of 8,000 square feet and the minimum lot width of 65 feet at 6200 Columbia Street. A motion is needed in order to rehear the case. If the ZBA decides to rehear the case then the request is a variance from the following section of the Code of Ordinances:

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

James Bartow, the applicant, has now requested a variance to reconfigure the lot widths of two parcels that are under the minimum lot width of 65 feet at 6200 Columbia Street and a vacant parcel (Tax I.D. #03-403-007). The approximate 0.559 acre site is zoned RB (Single Family, High Density) and is located in the Lake Lansing Overlay District.

The submitted survey shows lots 11, 12, and 13 of Lakebrook #1 subdivision, which was platted in 1930. Lots 12 and 13 are combined into one 15,218 square foot lot with a lot width of 79 feet on Columbia Street. A 1,500 square foot single family home on the lot was recently demolished. The proposal is to create two new lots, which would have 58.09 feet and 57.81 feet of lot width. The applicant is requesting variances of 6.91 feet and 7.19 feet.

Zoning Board of Appeals
December 13, 2017
RE: ZBA Case No. 17-10-25-1 (Bartow)
Page 2

The Lake Lansing Residential Overlay District, 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. Lots 12 and 13 were combined in the 1970's, which removed their status as lots of record and are no longer eligible for the reduction in lot width. Lot 11 is shown in its original platted formation.

Site History

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

Attachments

1. Application materials
2. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2017 ZBA\ZBA 17-12-13\ZBA 17-10-25-1 (Bartow)\STAFF REPORT BARTOW

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

VARIANCE APPLICATION

A. Applicant James M. Bartow
Address of Applicant 6151 PARK LAKE DR
9-LAN. 48823
Telephone (Work) 664-1544 Telephone (Home) 231-7728 R1
Fax _____ Email address: J.BARTOW1962@GMAIL.COM
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6200 COLUMBIA ST.
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
-Other

James M. Bartow _____ 11/2/17
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

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 of Applicant(s) Date

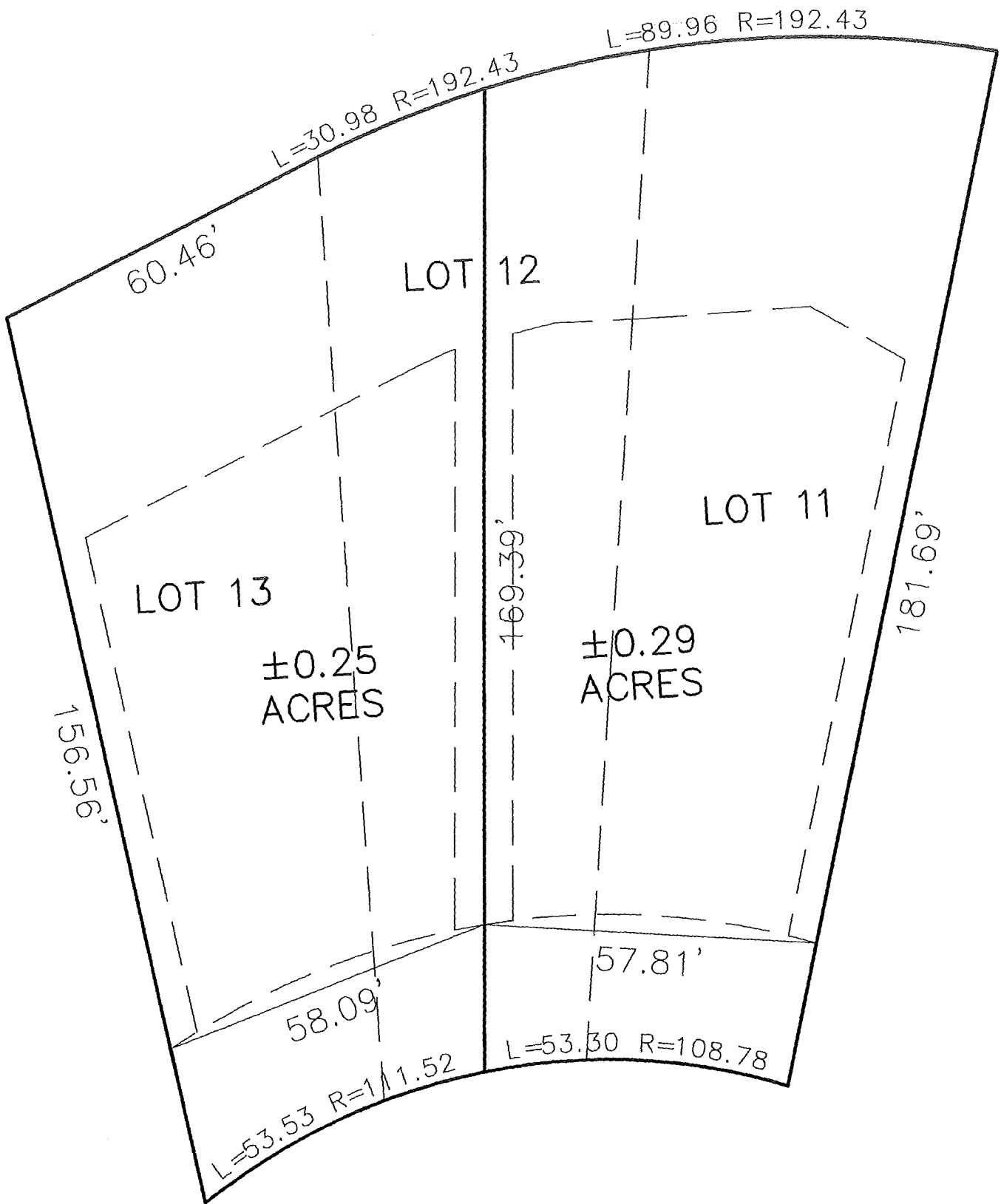
Signature of Applicant(s) Date

VARIANCE FOR 6200 COLUMBIA: LOTS 11 & 13

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.
 - 1a. Requesting a revision in lots 11-12 and 13 to create two larger lots that meet the minimum of 8000sf per lot. Lot 12 would be split in half and Lots 11 and 13 would become 11361sf and 11897sf respectfully which exceed the required ordinance.
2. These special circumstances are not self created.
 - 2a. Land was purchased from the Land Bank as is with one small home straddling lots 12-13 & lot 11 is vacant.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
 - 3a. The 3 smaller lots would increase the density of homes, traffic, parking, and lack of green space.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
 - 4a. The reselling of the 3 smaller lots would be impaired as lots 12 & 13 did not meet the 8000sf minimum.
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.
 - 5a. The 2 larger lots will be more attractive for resale. In addition it will create more Green space and expanded parking potential. I would anticipate minimum public opposition or any safety concerns.

6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
 - 6a. The property with 2 new homes will greatly enhance the neighborhood cosmetically and increase the land values
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.
 - 7a. Have no opinion or knowledge.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.
 - 8a. I believe it does.

Jim Bartow-Owner





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: December 13, 2017
Re: ZBA Case No. 17-12-13-1 (Lansing Mart Associates, LLC)

ZBA CASE NO.: 17-12-13-1 (Lansing Mart Associates, LLC), 31500 Northwestern Highway Suite 100, Farmington Hills, MI 48334
DESCRIPTION: 2020 West Grand River Avenue
TAX PARCEL: 21-226-008
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-618 (2), Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

Lansing Mart Associates, LLC, the applicant, has requested a variance to increase the height of the front façade of a nonconforming building at 2020 West Grand River Avenue. The approximate 19.329 acre site is zoned C-3 (Commercial).

The submitted site plan shows an existing 119,703 square foot retail building. The building is considered to be nonconforming as it does not meet the required rear yard setback of 250 feet from an adjacent residential district for all buildings, parking, access drive, or other structures. The property to the north of the subject site is zoned RDD (Multiple Family) and the building is located 88 feet from the zoning district. Any addition to the building height requires approval from the Zoning Board of Appeals (ZBA). The applicant intends to increase the height of the front façade on the eastern storefront from 21' 7 ¼" to 29' 3 ¼".

Site History

- Township Assessing Department records indicate that the building was constructed in 1970.

Attachments

1. Application materials
2. Site location map

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

VARIANCE APPLICATION


A. Applicant LANSING MART ASSOCIATES, LLC
Address of Applicant C/O GERSHENSON REALTY & INVESTMENT LLC, 31500 NORTHWESTERN HIGHWAY
SUITE 100, FARMINGTON HILLS, MICHIGAN 48334
Telephone (Work) (248) 785-2307 Telephone (Home) CELL - (248) 425-5651
Fax (248) 785-2301 Email address: GARY@GERSHENSONREALTY.COM
Interest in property (circle one): Owner Tenant Option Other


B. Site address/location 2020 WEST GRAND RIVER AVENUE, OKEMOS, MICHIGAN 48864
Zoning district _____ Parcel number 33-02-02-21-226-008

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)

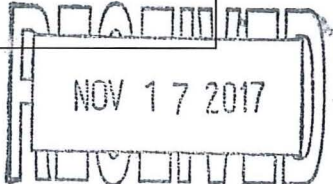
 BRUCE GERSHENSON _____
Signature of Applicant Print Name Date

Fee: 450.00 Received by/Date:  11/16/17

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

Signature of Applicant(s) Date

Signature of Applicant(s) Date



VARIANCE APPLICATION SUPPLEMENT

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

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

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.

APPLICATION FOR ZBA VARIANCE

Change of Approved Non-conforming Building

For the Board to approve a dimensional variance, the applicant must show practical difficulty by showing:

- 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.

This is an existing commercial building setback more than nine hundred (900) feet from the road, behind two (2) outparcel buildings and is in need of improvements and new tenants.

- These special circumstances are not self-created.

This is an existing commercial building in need of improvements and new tenants.

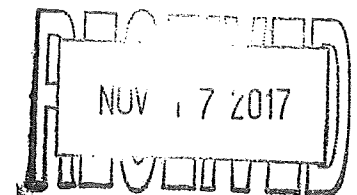
- Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

The property is unique due to the location of the existing commercial building. The owner is not able to fully utilize the tenant space without the ability to raise the height of portions of the existing building. The added tenant canopy would be the same height or lower than the existing adjacent Tenant storefronts and without this ability to raise the building height for new Tenants, the existing building space would be unleaseable.

- That the alleged practical difficulties which will result from a failure to grant variance would unreasonable prevent the owner from using the property for a permitted purpose.

The problems that this development faces is not self-created, this is an existing commercial building in need of renovation to allow for new tenants.

- 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.

This variance will allow for the existing commercial building to be fully utilized without changing the current conditions on the adjacent properties.

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

The proposed Tenant storefront canopy does not make the existing building any more non-conforming.

- 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 required zoning limitations are not practical given that this is an existing commercial building with existing non-conforming building conditions within the C-3 zoning district.

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

The granting of a 'Change of Approved Non-conforming Building' variance would improve the general nature of the existing property and would be consistent with the current zoning classification and adjacent commercial buildings.

Issued for:
 ZHARDYNOV, 30 NOV. 17

project

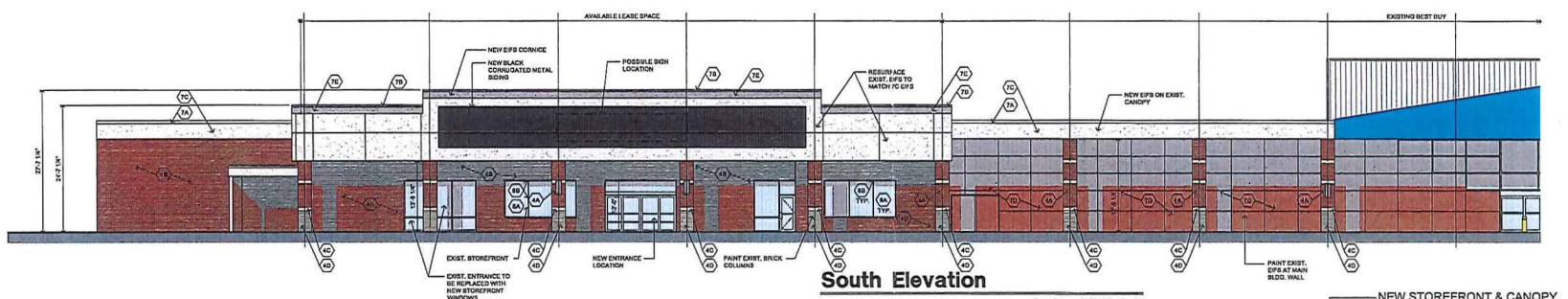
Proposed Building Redevelopment
Lansing Mart
 Meridian Township, Michigan

NOV 17 2017

Exterior Finish Schedule					
Mark	Material	Location	Mfg.	Color	Remarks/Notes
CA	C-BRICK	MAIN WALL/COLOUMN SURROUNDINGS - SEE ELEVATIONS	GRAND BLANC	HERITAGE BLEND	INTEGRALLY COLORED C-BRICK
CB	EXISTING BRICK	MAIN WALL	SHERWIN WILLIAMS BRICK "TAN BARK"		PAINTED TO MATCH HERITAGE BLEND
CC	SMOOTH FACE CMU	ACCENT BANDS- SEE ELEVATIONS	GRAND BLANC	SAGEBUSH	
CD	C-BRICK	WANSBURY- SEE ELEVATIONS	GRAND BLANC	EARTHSTONE	
CE	METAL COPING	PARAPET / ROOF EDGE	FAC CLAD	BONE WHITE (RYMAN 800)	PREFINISHED
CF	METAL COPING	PARAPET / ROOF EDGE	FAC CLAD	SERRA TAN (RYMAN 800)	PREFINISHED
CG	EPS-1	MAIN FIELD	DRYVIT	318 CHINA WHITE	SANDBLAST FINISH
CH	EPS-2	MAIN FIELD	DRYVIT	SHERWIN WILLIAMS BRICK "TAN BARK"	SANDBLAST FINISH
CI	EPS-3	ACCENT	DRYVIT	111 PRIME CLAY	SANDBLAST FINISH
CA	GLASS	STOREFRONT	AS SPECIFIED	1" CLEAR INSULATED GLAZING	TEMPERED GLAZING WHERE NOTED ON ELEVATIONS
CB	ALUMINUM STOREFRONT SYSTEM	STOREFRONT	AS SPECIFIED	CLEAR ANOD. ALUM.	PROVIDE STOREFRONT SYSTEM AS SPECIFIED- SEE FLOOR PLANS
CC	FABRIC AWNING	STOREFRONT / STARBUCKS DRIVE-THRU	SUNBRELLA	BLACK	

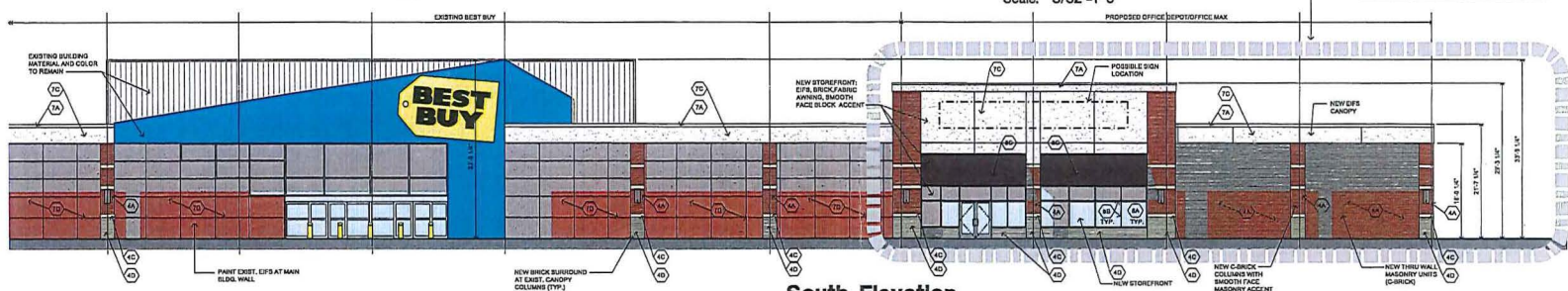
GENERAL NOTES

- THIS IS A SCHEMATIC DRAWING AND THE DRAWING IS TO BE USED FOR LEASING PURPOSES ONLY. REFER TO CONSTRUCTION PLANS AND FIELD VERIFICATION TO CONFIRM ACTUAL DIMENSIONS AND LOCATIONS FOR DOORWAYS, MASONRY OPENINGS, COLUMNS, WALLS, MECHANICAL & ELECTRICAL METERS, AND TRASH ENCLOSURES.
- ALL DIMENSIONS ARE APPROXIMATE.
- EXIT DOOR LOCATIONS AND SIZES TO BE DETERMINED PER TENANT AND CODE REQUIREMENTS. ADDITIONAL EGRESS DOORS MAY BE REQUIRED PER BUILDING CODE EGRESS REQUIREMENTS.
- UTILITY LOCATIONS ARE TO BE COORDINATED WITH SITE SPECIFIC ENGINEERING AND TENANT REQUIREMENTS.



South Elevation

Scale: 3/32"=1'-0"



South Elevation

Scale: 3/32"=1'-0"

ROGOVY ARCHITECTS
 32500 TELEGRAPH ROAD
 SUITE 200
 BENTON FARMS, MICHIGAN
 48025-2404
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drawing:
Conceptual Building Elevations
 DO NOT SCALE DRAWING
 Issue date: 07 NOV. 17
 drawn: KL/KS
 checked: MD
 approved: MD

file number: **10081**
 sheet

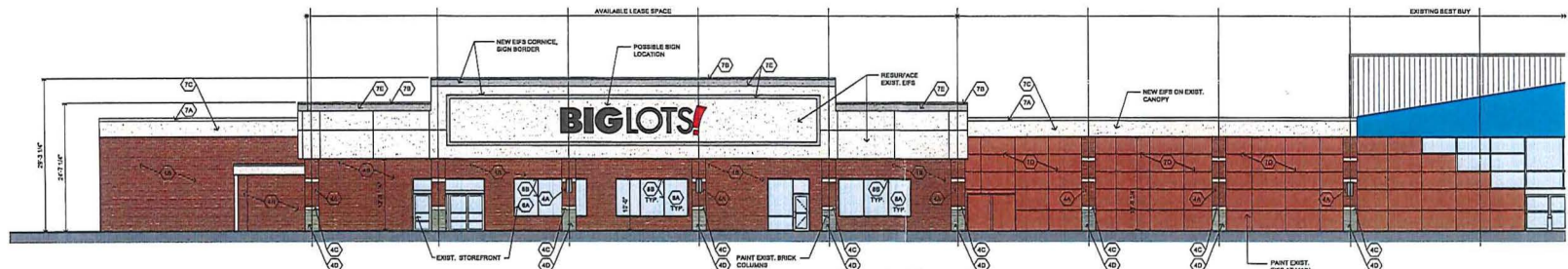
Issued for:	Date
Owner Approval	11 FEB 18
Design Approval	10 APR 17
Construction Approval	23 SEP 17
Owner Approval	23 SEP 17
Design Approval	19 SEP 17
Construction Approval	15 OCT 17

project:

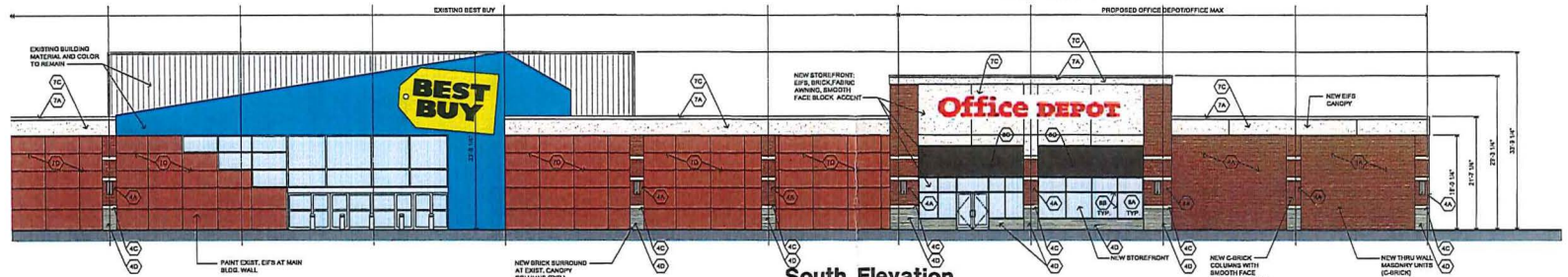
Exterior Finish Schedule

Mark	Material	Location	Migr.	Color	Remarks/Notes
(A)	C-BRICK	MAIN WALL/COLUMN SURROUND-SEE ELEVATIONS	GRAND BLANC	HERITAGE BLEND	INTRINSICALLY COLORED C-BRICK
(B)	EXISTING BRICK	MAIN WALL	SHERWIN WILLIAMS	SHERWIN WILLIAMS SW-681 "TAN BARK"	PAINTED TO MATCH HERITAGE BLEND
(C)	SMOOTH FACE CMU	ACCENT BANDS- SEE ELEVATIONS	GRAND BLANC	SAGERUSH	
(D)	C-BRICK	WINGWOT-SEE ELEVATIONS	GRAND BLANC	EARTHSTONE	
(E)	METAL COPING	PANAPET / ROOF EDGE	PAC CLAD	BONE WHITE (PYNAR 550)	PREFINISHED
(F)	METAL COPING	PANAPET / ROOF EDGE	PAC CLAD	SLIVER TAN (PYNAR 550)	PREFINISHED
(G)	EPS-1	MAIN FIELD	DRYVIT	318 CRINA WHITE	SANDBLAST FINISH
(H)	EPS-2	MAIN FIELD	DRYVIT	SHERWIN WILLIAMS SW-681 "TAN BARK"	SANDBLAST FINISH
(I)	EPS-3	ACCENT	DRYVIT	PIVARSIL CLAY	SANDBLAST FINISH
(M)	GLASS	STOREFRONT	AS SPECIFIED	1" CLEAR INSULATED GLAZING	TEMPERED GLAZING WHERE NOTED ON ELEVATIONS
(N)	ALUMINUM STOREFRONT SYSTEM	STOREFRONT	AS SPECIFIED	CLEAR ANOD. ALUM.	PROVIDE STOREFRONT SYSTEM AS SPECIFIED - SEE FLOOR PLANS
(O)	FABRIC AWNING	STOREFRONT / STARBUCK DRIVE THRU	SUNBELLA	BLACK	

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South Elevation

Proposed Building Redevelopment
Lansing Mart
 Meridian Township, Michigan

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