

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, DECEMBER 11, 2013, 6:30 PM  
TOWN HALL ROOM**

**A. CALL MEETING TO ORDER**

**B. APPROVAL OF AGENDA**

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

- o Wednesday October 09, 2013
- o Wednesday October 23, 2013

**D. UNFINISHED BUSINESS**

**E. NEW BUSINESS**

**1. ZBA CASE NO. 13-12-11-1 TERRY BAKER, 6093 ANCHOR COVE, DIAMONDALE, MI 48821**

DESCRIPTION: 743 Grand River Avenue  
TAX PARCEL: 25-126-001  
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), which states 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.

The applicant is requesting to alter the roofline of an existing nonconforming building and add increase the height and bulk of the building; therefore the applicant is requesting a variance.

**2. ZBA CASE NO. 13-12-11-2 CRAIG SKOCZYLAS, 6329 MILENZ STREET, HASLETT, MI 48840**

DESCRIPTION: 6329 Milenz Street  
TAX PARCEL: 02-177-001  
ZONING DISTRICT: RB (Single Family, High Density)

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

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

The applicant is proposing to construct an addition (roofed open porch) to the front façade of the house and the addition does not meet the required front yard setback; therefore the applicant is requesting a variance.

**3. ZBA CASE NO. 13-12-11-3, ISMAIL ABU-HALTRAM, 3957 DAYSPRING, OKEMSO, MI 48864**

DESCRIPTION: 3957 Dayspring Court  
TAX PARCEL: 32-227-014  
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-506, which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen is six feet or less above the ground upon which it sits.

The applicant is proposing to adjust the grade of the rear yard and construct a retaining wall and fence. The combined height exceeds the maximum allowed height of six (6) feet; therefore the applicant is requesting a variance.

- ☞ **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**

- Resolution for 2014 Zoning Board of Appeals Meeting Schedule

**G. PUBLIC REMARKS**

**H. BOARD MEMBER COMMENTS**

**I. ADJOURNMENT**

**J. POST SCRIPT – CAROL OHLROGGE**

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.

BRETT DREYFUS  
TOWNSHIP CLERK

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**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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