

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, SEPTEMBER 22, 2010, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday, August 25, 2010

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 10-09-22-1 MARK KOERNER, 1824 LYNDHURST WAY, HASLETT, MI 48840

DESCRIPTION: 1824 Lyndhurst Way
TAX PARCEL: 10-177-021
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86- 373(e)(5)a., which states the front yard setback shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts.

The applicant is proposing to construct a deck which will encroach into the front yard setback on Buena Parkway; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 10-09-22-2 CHRIS NIEDZWIECKI, 11216 WIRRA WIRRA HILL, ROANOKE, IN, 46783

DESCRIPTION: 1600 Bass Street
TAX PARCEL: 03-454-010
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-374(d)(1), which states the minimum lot area is 8,000 square feet.
- Section 86-374(d)(2), which states the minimum interior frontage width is sixty-five (65) feet.
- Section 86-566, which states no driveway in a single-family residentially zone shall be closer than two (2) feet from the side or rear lot line.

The applicant is requesting to add lot area and lot frontage to an existing platted residential lot and the new lot layout does not meet the required frontage and lot size for the RB zoning district. The applicant is also requesting to locate the driveway zero feet from the side lot line; therefore the applicant is requesting variances.

- ☛ 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.

G. OTHER BUSINESS

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

K. POST SCRIPT –Lynn Ochberg

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.

MARY M.G. HELMBRECHT, CMC
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 owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. 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.