



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
October 24, 2018 6:30 pm

1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, October 10, 2018
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 18-10-24-1 (COMMERCIAL PROPERTY GROUP LLC), PO BOX 100, LAINGSBURG, MI, 48848

DESCRIPTION: 1915 West Grand River Avenue
TAX PARCEL: 22-154-006
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(4)(d), Freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.
- Section 86-687(4)(g), The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line.

The applicant is requesting to install a 49 square foot, 15 foot tall freestanding sign, which will be three feet from the front property line.

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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
October 24, 2018 6:30 pm

B. ZBA CASE NO. 18-10-24-2 (Clayton & Luks), 2292 Lake Lansing Road, East Lansing, MI, 48823

DESCRIPTION: 2292 Lake Lansing Road
TAX PARCEL: 04-376-006
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-374(d)(5)(a). Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. The required setback from the center of the Lake Lansing Road right-of-way is 100 Feet.

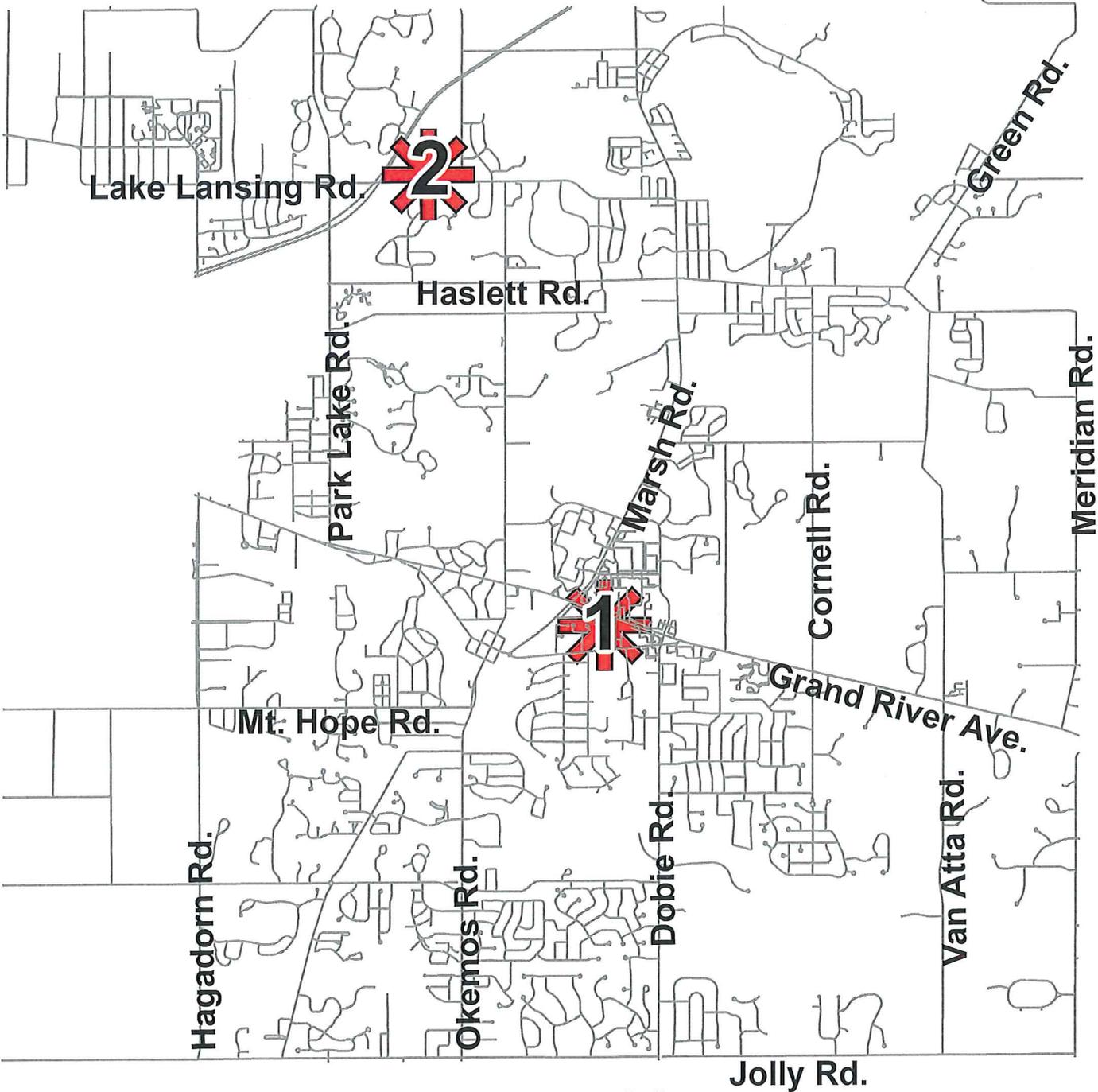
The applicant is requesting to construct a 407.57 square foot screened porch and deck in the 100 foot front yard setback at 2292 Lake Lansing Road.

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

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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Meridian Township



Location Map

1. ZBA #18-10-24-1 (Commercial Property Group LLC)
2. ZBA #18-10-24-2 (Clayton & Luks)



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.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: October 19, 2018
Re: ZBA Case No. 18-10-24-1 (Commercial Property Group LLC)

ZBA CASE NO.: 18-10-24-1 (Commercial Property Group LLC), PO Box 100, Laingsburg, MI 48848
DESCRIPTION: 1915 West Grand River Avenue
TAX PARCEL: 22-154-006
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(4)(d), Freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.
- Section 86-687(4)(g), The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line.

The applicant is requesting to install a 49 square foot, 15 foot tall freestanding sign at 1915 West Grand River Avenue. The approximately 2.8 acre parcel is zoned C-2 (Commercial).

On the site is an existing 23,557 square foot multitenant commercial building. Per Section 86-687(4)(d), freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side, with three (3) square feet set aside for the address. The applicant is proposing to install one (1) new freestanding sign to the north of the existing parking lot adjacent to Grand River Avenue, approximately 49 square feet in size (84" x 84"). Therefore the applicant is requesting a 24 square foot variance. In addition, there is no address shown on the proposed sign. Three square feet will need to be added for the address.

Section 86-687(4)(g) states the freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line. The applicant is requesting to install the freestanding sign approximately 3 feet from the street right of way. Therefore a 7 foot variance is requested.

Attachments

1. Application materials
2. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-10-24\ZBA 18-10-24-1 (Commercial Property Group LLC)\STAFF REPORT COMMERCIAL

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

VARIANCE APPLICATION

A. Applicant Commercial Property Group, LLC
Address of Applicant PO Box 100
Laingsburg, MI 48848-0100
Telephone (Work) 517-651-2700 Telephone (Home) _____
Fax _____ Email address: office@hicksbrothers.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 1915-1937 West Grand River
Zoning district CS Parcel number 33-02-02-22-154-006

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 of Applicant

Brian L. Hicks, Agent
Print Name

7/26/2018
Date

Fee: 200.00

Received by/Date:  7/26/18

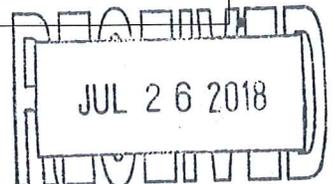
I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes 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)

7/26/2018
Date

Signature of Applicant(s)

Date



Commercial Property Group, LLC

Variance Application - 7/26/2018

The applicant requests ZBA consideration of a variance from the 5' x 5' size restriction for a proposed sign in front of applicant's shopping center (the CPG Center). The current tenants in the CPG Center include Zuker Chiropractic, Baskin Robbins, Great Harvest Bread, Grand River Hair Company, Tinytown Trading, Frames Unlimited, AT&T, and Buddies Pub & Grill.

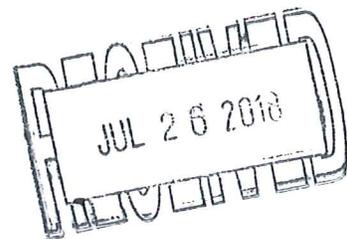
Applicant is seeking permission to build a free-standing pylon-style sign in front of the CPG Center between the sidewalk and the parking lot with a maximum sign-cabinet dimension of 7' x 7'. The sign would feature eight equally sized sign panel inserts, one for each tenant in the CPG Center.

The approximate location of the sign is marked on the attached property survey. The exact placement of the sign would have to be coordinated with Township Staff, as the placement may vary slightly dependent upon whether the requested variance is granted.

Applicant feels that the requested variance is appropriate given the fact that the overall sign area is being divided into eight separate signs, thus making each individual sign very difficult to read given the initial 25 square foot size limitation. This problem is compounded by the fact that the 45 mph speed limit on Grand River Avenue gives drivers a rather short period of time within which to read the individual signs.

The current shopping center retail environment is increasingly challenging due to the growth of online shopping and consequently prospective tenants are looking very carefully at property amenities such as signage when deciding where to locate a new store. Applicant in fact agreed to construct free-standing signage in front of the CPG Center as a condition of securing Baskin Robbins as a tenant.

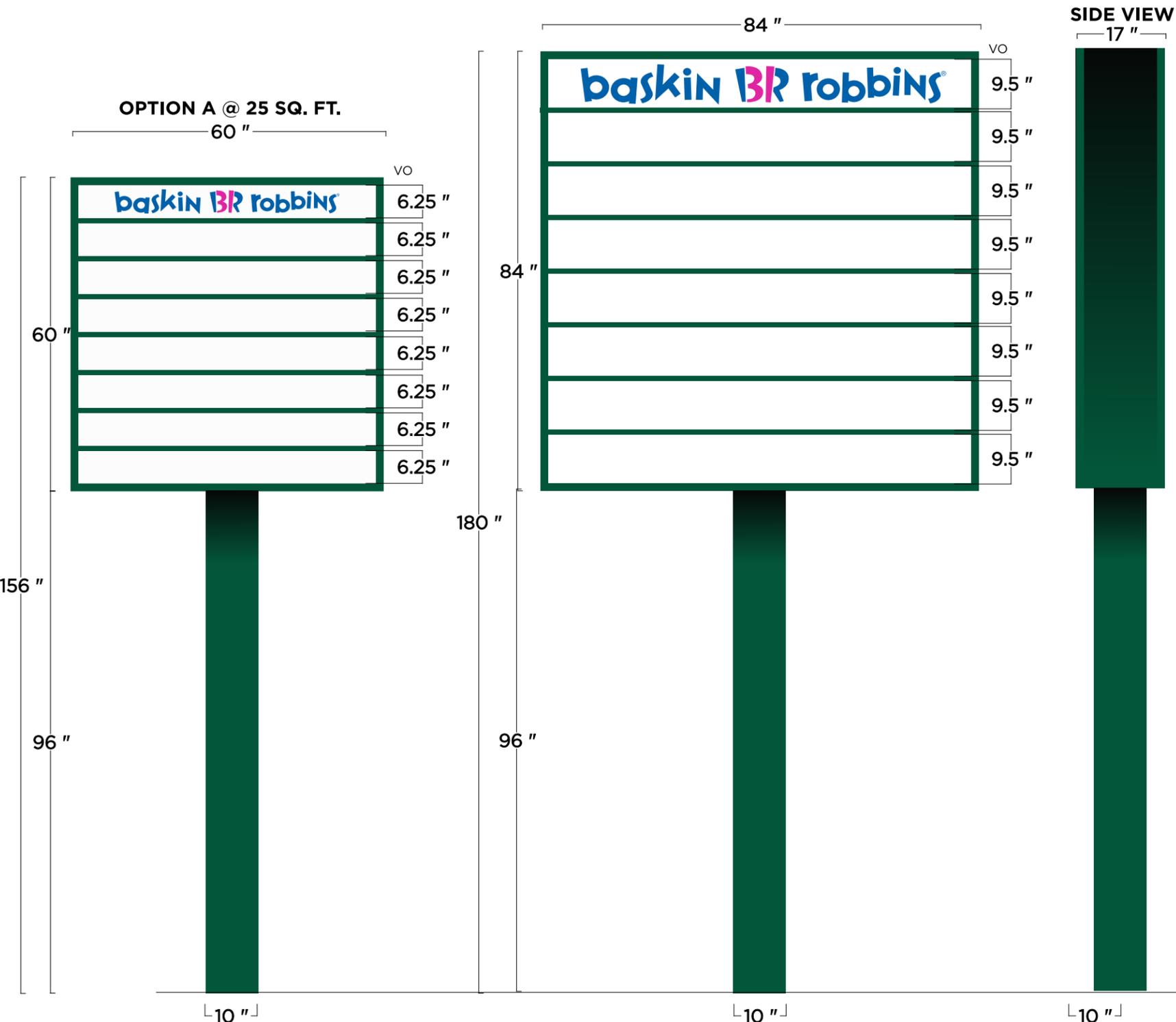
The construction of the sign represents a rather significant investment and applicant is hopeful that the ZBA will give serious consideration to the increased sign size in order to help ensure that Applicant does not end up with individual sign panels which are too small to be effectively read from Grand River Avenue.



BR/COLOR SPECS

COLOR	PMS	VINYL FOR SIGNS
	239C	3M #3630-1091
	286C	3M #3630-8508

OPTION B @ 49 SQ. FT.



(1) D/F ILLUMINATED TENANT SIGN W/
 DARK GREEN ALUM CABINET
 WHITE ACRYLIC FACES
 PRINTED OR CUT VINYL GRAPHICS OR COPY
 DARK GREEN 1-1/2" RETAINER AND 1" DIVIDER BARS
 DARK GREEN POLE COVER



www.johnsonsign.com

Corporate Office - Jackson
 2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing
 A Division of Johnson Sign
 1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti
 A Division of Johnson Sign
 663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME: _____
 CPG CENTER

LOCATION: _____
 1917 W. GRAND RIVER
 OKEMOS MI

ACCOUNT REP: TAMM

DESIGNER: B

REVISION: _____

NOTES: _____
 ILLUMINATED D/F

MULTI TENANT

POLE SIGN

FILE NAME: _____
 CPG--PS-080918-LE

SCALE: _____
 1/2"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____

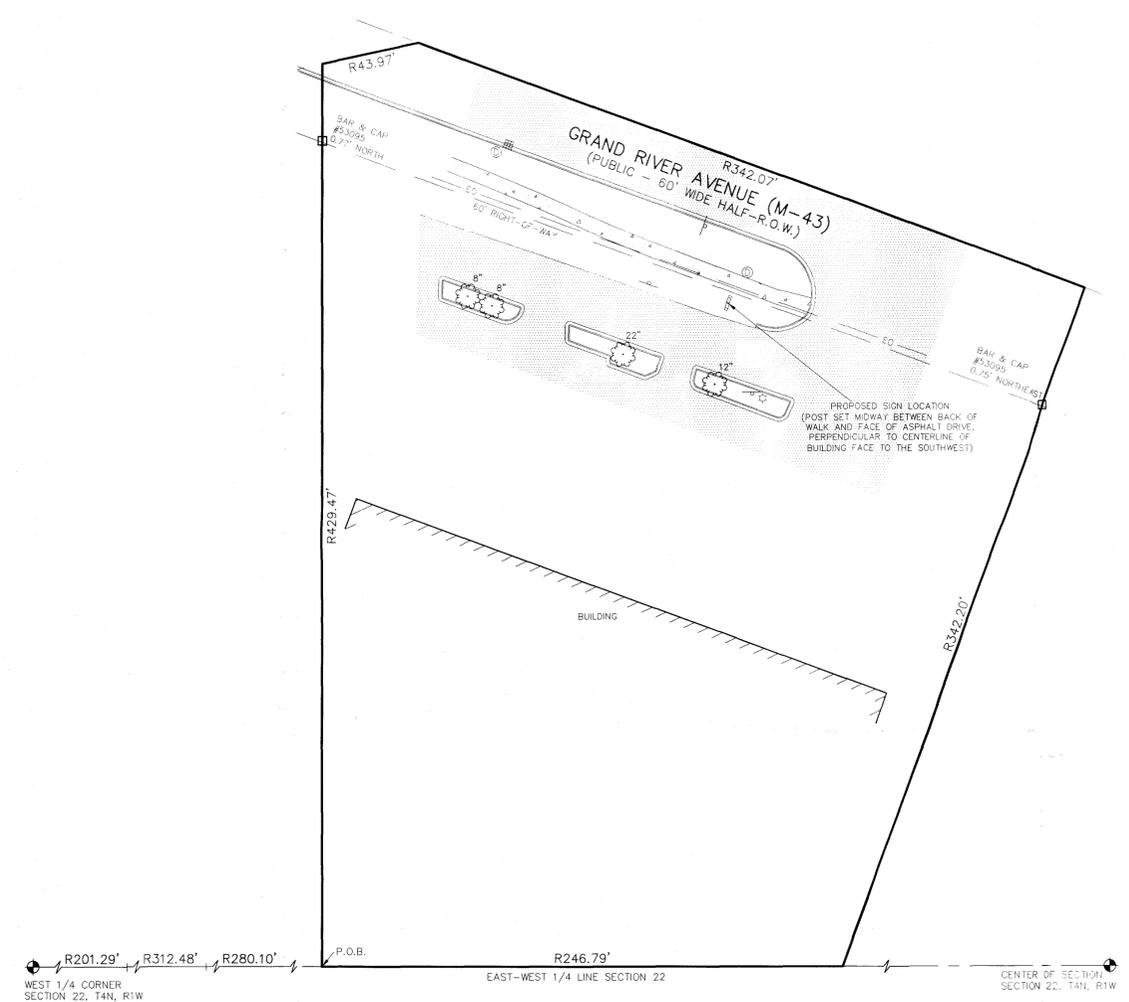
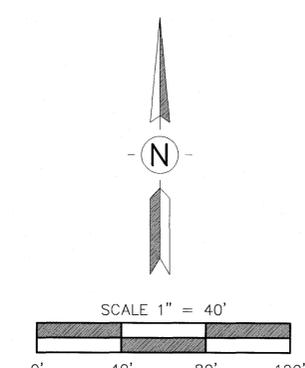
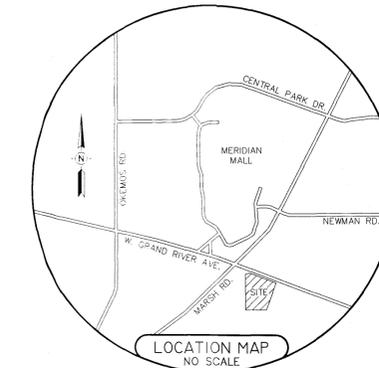


INTERNATIONAL SIGN ASSOCIATION

PLOT PLAN

FOR: COMMERCIAL PROPERTY GROUP, LLC

"1915 GRAND RIVER AVENUE, OKEMOS, MI 48864"

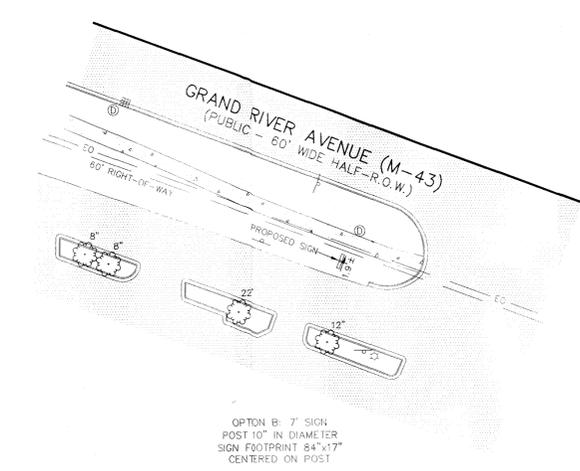
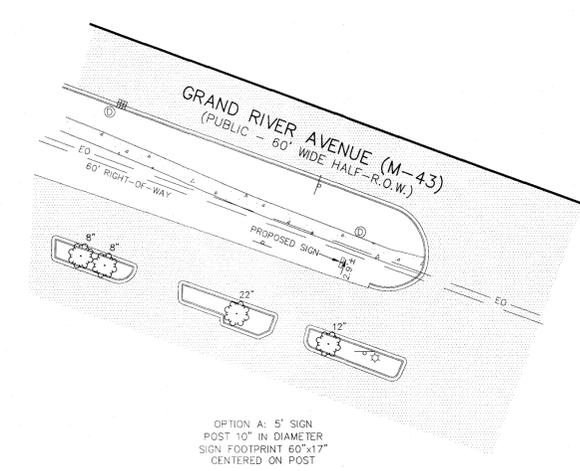


LEGAL DESCRIPTION:
 (As provided)
 TAX ID: 33-02-02-22-154-006
 COM AT W 1/4 COR SEC 22-S 89 DEG 45'29"E 201.29 FT ALG E-W 1/4 LN- S 89 11'21" E ON 1/4 LN 312.48 FT- S 89 DEG 30'13"E 280.10 FT TO PT OF BEG- N 0 DEG 31'42"E 429.47 FT TO S LN CLEAR VISION R/W M-43- N 78 DEG 05'04"E 43.97 FT TO C/L M-43- S 69 DEG 24'00"E ON C/L M-43 342.07 FT- S 20 DEG 36' 00"W 342.20 FT TO E-W 1/4 LN- N 89 DEG 30'13" W 246.79 FT TO BEG SEC 22 T4N R1W

SURVEYOR'S NOTES:
 1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2018.
 2. All dimensions are in feet and decimals thereof.
 3. No building tie dimensions are to be used for establishing the property lines.
 4. Right-of-way for Grand River was determined only for this survey to show relationship of proposed overhang of sign options in relation. No other boundary dimensions were determined or monumented.

LEGEND

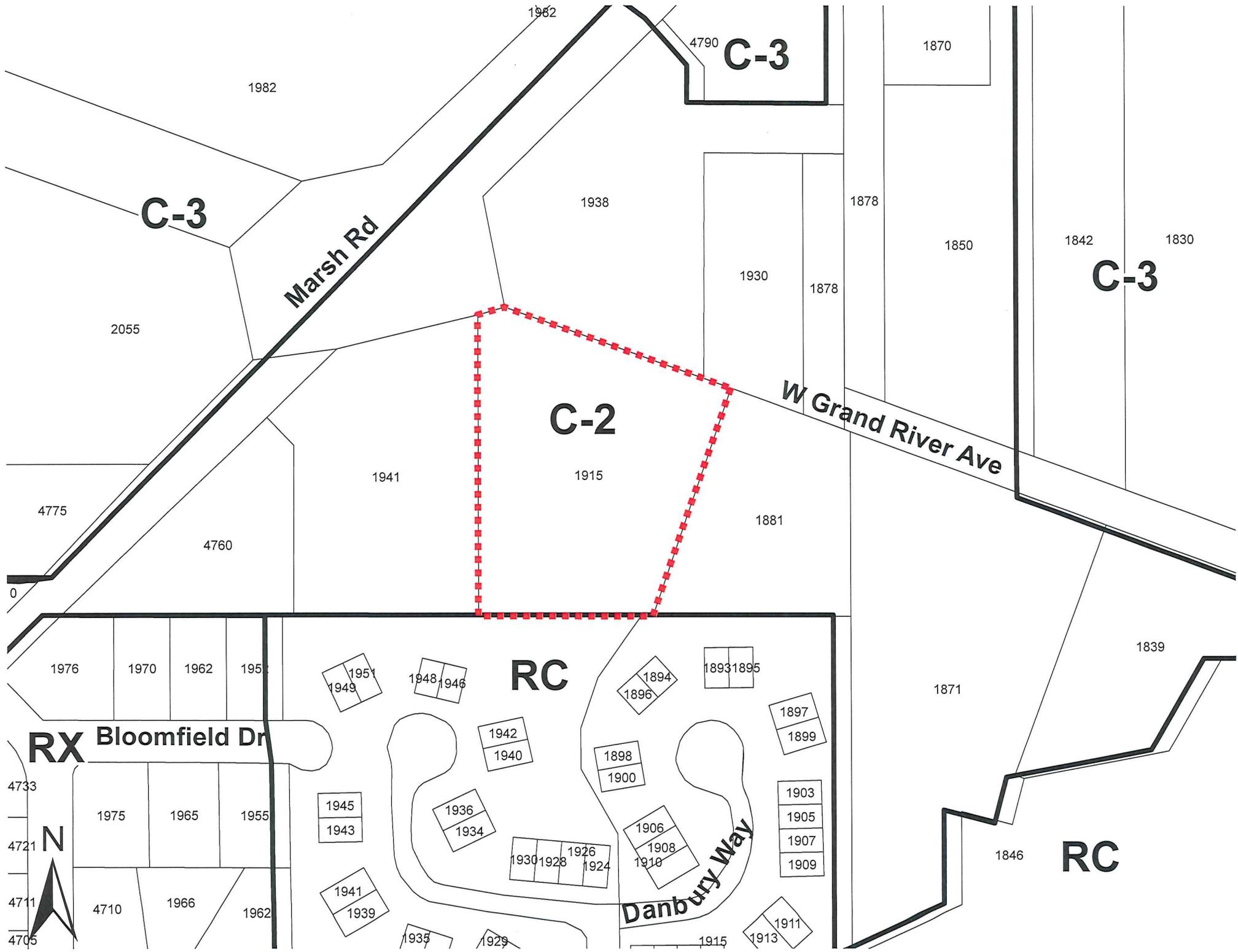
•	= SET 1/2" BAR WITH CAP	⊙	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	⊕	= DRAINAGE MANHOLE
—	= DEED LINE	⊖	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	⊗	= TELEPHONE MANHOLE
—	= FENCE	⊘	= CATCHBASIN
▭	= ASPHALT	⊙	= SANITARY CLEANOUT
▭	= CONCRETE	⊕	= FIRE HYDRANT
▭	= GRAVEL	⊖	= VALVE
+	= EXISTING SPOT ELEVATION	⊗	= UTILITY POLE
~	= EXISTING CONTOUR ELEVATION	⊕	= LIGHT POLE
—	= BUILDING OVERHANG	⊖	= GUY POLE
—	= SANITARY SEWER	⊗	= GUY WIRE
—	= STORM SEWER	⊘	= UTILITY PEDESTAL
—	= WATER LINE	▭	= TRANSFORMER
—	= GAS LINE	▭	= HANDHOLE
—	= UNDERGROUND TELEPHONE	▭	= ELECTRIC METER
—	= UNDERGROUND TELEVISION	▭	= GAS METER
—	= UNDERGROUND ELECTRIC	▭	= WATER METER
—	= OVERHEAD WIRES	⊕	= SOIL BORING
~	= EDGE OF WOODS	⊖	= SIGN
⊙	= DECIDUOUS TREE	•	= POST
⊕	= CONIFEROUS TREE	⊗	= AIR CONDITIONING UNIT
⊖	= BUSH		
—	= DISTANCE FROM EDGE OF OVERHANG OF SIGN TO RIGHT-OF-WAY LINE		



SEP 27 2018

ERICK R. FRIESTROM
 PROFESSIONAL SURVEYOR
 DATE
 NO. 53497

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
09/25/2018	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY SSF	SECTION 22, T4N, R1W
		FIELD WORK BY JF	JOB NUMBER:
		SHEET 1 OF 1	94335.BND







To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: October 19, 2018
Re: ZBA Case No. 18-10-24-2 (Clayton & Luks)

ZBA CASE NO.: 18-10-24-2 (Clayton & Luks), 2292 Lake Lansing Road, East Lansing, MI 48823
DESCRIPTION: 2292 Lake Lansing Road
TAX PARCEL: 04-376-006
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-374(d)(5)(a). Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. The required setback from the center of the Lake Lansing Road right-of-way is 100 Feet.

The applicant has requested a variance to construct a 407.57 square foot deck and screened porch in the front yard setback at 2292 Lake Lansing Road. The approximate 2.9 acre site is zoned RR (Rural Residential).

The site plan shows an existing 2,564 square foot single family house built in 1900 with a proposed deck and porch addition on the southeast corner of the house. Currently, there are two separate decks that are approximately 36 square feet each. The proposed screened porch will be 25' 1 1/2" by 9' 8" for a total of 340.35 square feet. A 10' 1" by 6' 8", or 67.22 square foot, deck will be attached to the screened porch. Section 86-374 (d)(5)(a) requires a 100 foot front yard setback for Principal Arterial roads. Both the deck and the screened porch will be located entirely within the front yard setback. At the closest point the deck and screened porch is proposed to be 67' 9 1/16" from the centerline of the Lake Lansing Road right-of-way (ROW); therefore the applicant is requesting a variance of 32' 2 15/16".

Attachments

1. Application materials
2. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-10-24\ZBA 18-10-24-2 (Clayton & Luks)\STAFF REPORT CLAYTON & LUKS

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

VARIANCE APPLICATION

A. Applicant Edward Clayton & Susan Luks / Representative: J2 Design John Martin
Address of Applicant 2292 Lake Lansing Road

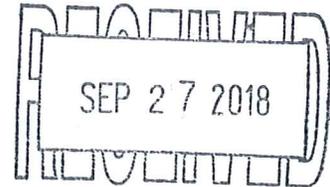
Telephone (Work) _____ Telephone (Home) 517-282-4876
Fax _____ Email address: claytonef@yahoo.com, susan@sdluks.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location _____
Zoning district RR - Rural Residential Parcel number 04-376-006

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) 86-367 Street setbacks and service drives

<p>D. <u>Required Supporting Material</u></p> <ul style="list-style-type: none"> -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) 	<p><u>Supporting Material if Applicable</u></p> <ul style="list-style-type: none"> -Architectural sketches -Other
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<u>Edward F. Clayton</u>	<u>EDWARD F. CLAYTON</u>	<u>SUSAN LUKS</u>
Signature of Applicant	Print Name	Date <u>9/27/18</u>

Fee: \$150.00 Received by/Date: John Martin 9/27/18

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.)

<u>Edward F. Clayton</u>	<u>9/27/18</u>
Signature of Applicant(s)	Date
<u>John Martin</u>	<u>9/27/18</u>
Signature of Applicant(s)	Date

Meridian Township Variance Request for: 2292 Lake Lansing Road

Owners:

Edward Clayton & Susan Luks

Representative and Builder: J2 Design / John Martin

Builder:

J2 Design

John Martin

1569 S. Edgar Road

Mason, Michigan 48854

Contents:

Project / Request Overview

Code elements under Consideration

Current Zoning Map

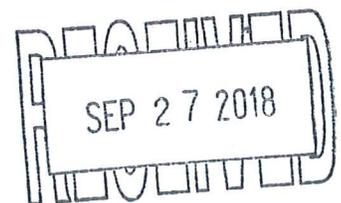
Variance Application Supplement Question

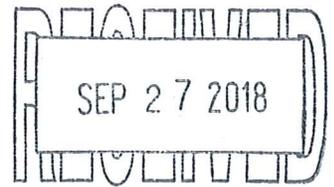
Project Site Plan (in 80 scale and 40 scale)

Project Elevation View

Project Plan View

Proof of Ownership





Project / Request Overview

This application is to obtain a variance to construct a continuous covered porch in replacement of two existing porches at 2292 Lake Lansing Road (legal description: M4-42 S 397 FT. OF E 464 FT. OF SE 1/4 OF SW 1/4 OF SEC. 4 EXC. COM. 187 FT. N OF S 1/4 POST, W 177 FT. N 210 FT. E 177 FT. - S TO BEG. SEC. 4, T4N R1W)



View of house looking west

This property sits on several acres and is currently zoned Rural Residential (RR). The continuous porch will allow handicap access to the existing house entrances as it was originally constructed over 100 years ago.

The relief requested is from the current 100' setback as designated by the Lake Lansing corridor (code section 86-367). Currently the house sits 69' back from the centerline of Lake Lansing Road which is in keeping with the character of the immediate neighborhood. The house is and will remain 100% screened by vegetation and landform as viewed from Lake Lansing Road.

The proposed porch does not increase the non conformance as laid out in the code (specifically 86-367). In contrast the request maintains the current status of the property of access to the house with needed handicap accessibility. The house is in excess of 100 years old and has been



View of property from Lake Lansing rd.

the property of Edward Clayton and Susan Luks since 1998. This application is to allow for handicap access via a concrete sidewalk laid in the landform to the west of the



Classifications	Setback from C/L.
— Collector	85'
--- Minor Arterial	100'
== Principal Arterial	100'
--- Required Frontage Road/Service Drive Locations	

Local Street Setback: 25' from street right-of-way line
 Street Trees required along all Principal and Minor Arterials
 For designated Truck Routes, refer to Chapter 21 of the Code of Ordinances



proposed porch utilizing the length of the porch to obtain the needed ramp slope to enter the south entrance. The grade on the north side of the existing porch falls off increasing the height to enter the house. Furthermore, the ground elevation falls 8' (it is currently being retained by a concrete wall) to the north of the existing north porch.

Currently, the existing zoning code recognizes long standing properties that predate the current code. Furthermore, the current code provides avenues for homeowners of these properties to continue to maintain and enjoy the intent of their homes.



Existing North view

Section 86-616 begins to lay out this understanding.

§ 86-616 Generally.

[Code 1974, § 83-6.1]

(a) It is recognized that there exists within the districts established by this chapter and subsequent amendments uses of land, structures, and uses of land and structures together which were lawful before this chapter was passed or amended which would be prohibited, regulated, or restricted under the terms of this chapter or future amendments, herein referred to as nonconformities.

(b)

It is the intent of this chapter to permit legal nonconforming lots, structures, or uses to continue until they are removed or abandoned but not to encourage their continuance.

(c)

Such nonconformities are declared by this chapter to be incompatible with permitted uses in the districts involved. The regulations in this division are designed to ensure that such nonconformities are properly regulated so as to minimize disharmony with the uses and structures in conformance with this chapter. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, except as set forth herein, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

(d)

To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun in reliance upon a validly issued building permit prior to the effective date of adoption or amendment of this chapter and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner.



Section 86-616 pertains specifically to structures in the township

§ 86-618 **Nonconforming structures.**

[Code 1974, § 83-6.3]

Where a lawful structure exists at the effective date of adoption or amendment of this chapter that would be prohibited under the terms of this chapter, as adopted or amended, by reason of restrictions on building area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1)

Nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that such structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

In the porch proposal as laid out on the site, the current setback is NOT increased to the extent of the nonconformity. The porch both existing and proposed do not extend further south into the setback in question.

(2)

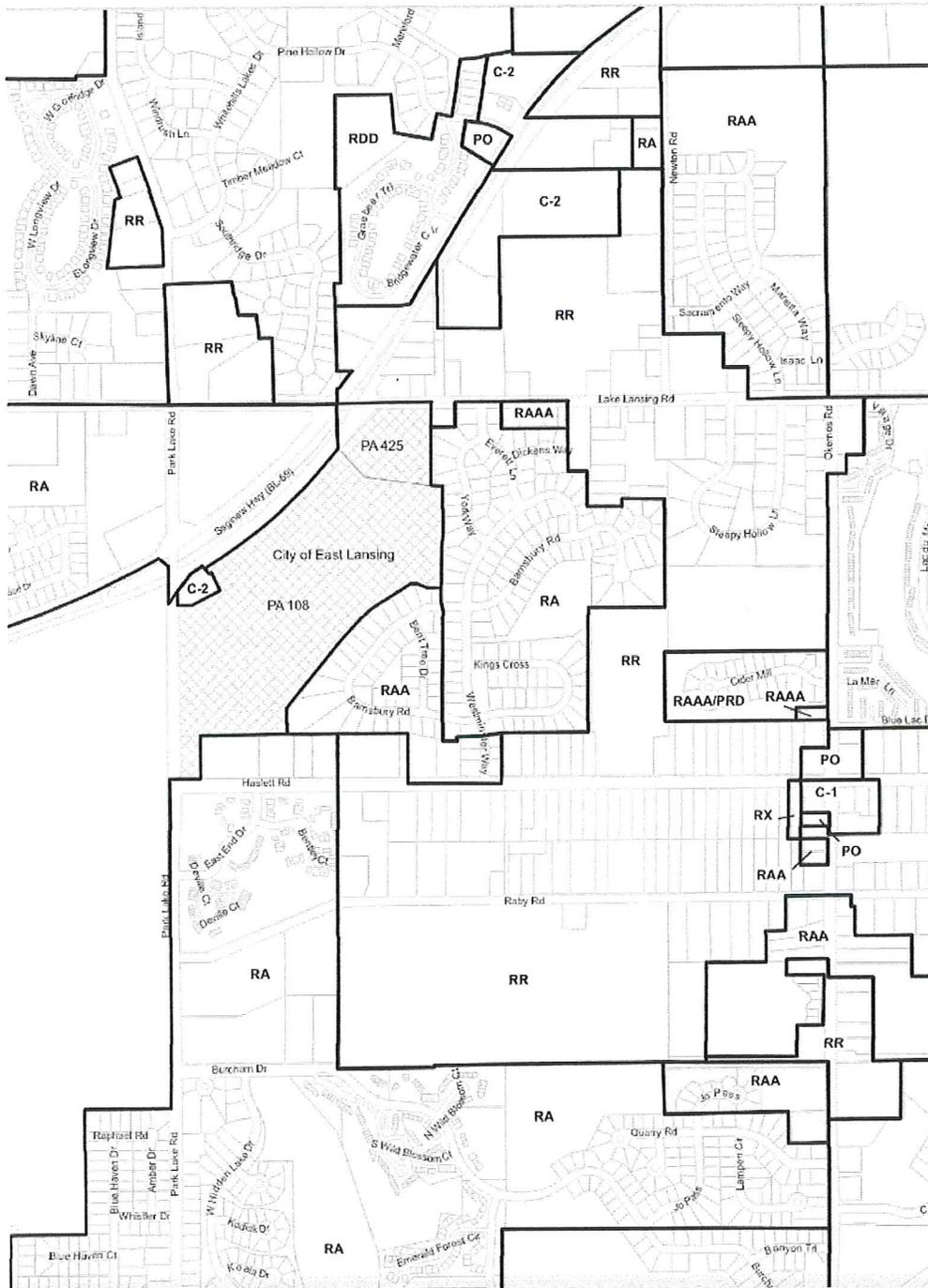
Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy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

(3)

If a nonconforming structure is destroyed by any means to an extent of more than 50% of its replacement costs, exclusive of the foundation, it may be reconstructed only in conformity with the provisions of this chapter. The estimated cost of reconstruction shall be determined by a Chief Building Inspector. Persons aggrieved by the determination of estimated replacement cost by the Chief Building Inspector may appeal such determination to the Zoning Board of Appeals.



Current Meridian Township Zoning



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.

The residence is over 100 years old and was build prior to the existing code. Both doors on the east side of the house are original. It is unique in this instance to have one door that conforms and one does not in a zoning district designated as Rural Residential

2. These special circumstances are not self-created

The special circumstances in this instance are not self-created. The design of the house predates the code in addition to the traffic associated with Lake Lansing road. Furthermore, the topography of the property is existing.

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

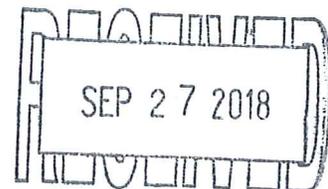
The strict interpretation and enforcement of the literal terms of the code in this instance will in essence eliminate one of the egress routs in and out of the house. Furthermore, strict interpretation of the code also eliminates (due to existing land contour) the ability to install any form of handicap ramping. This project does NOT increase the setback concern as associated with Lake Lansing Road

4. That these alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for the permitted purposed

A failure to grant a variance in this instance would eliminate a point of egress from the home completely. In addition, it would eliminate the ability to provide a handicap access to the home, which the porch was serving a link between the two entrances. The landform ramp would be part of the landscape along the west side of the porch entering the south door of the new porch.

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.

A variance on this property is not in contrary to the intent of the code and ensures the current public safety. The porch does NOT increase the current encroachment in any direction. The spirit of the ordinance is in tack and the variance will allow this 100 year old home to be able to accommodate aging owners and parents who both reside and visit the home.



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

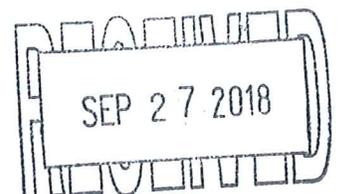
A variance in this instance, will not adversely affect adjacent land or the essential character of the existing properties. In short this project is in keeping with the character of the neighborhood. Furthermore, this property is completely screened from Lake Lansing Road and adjoining properties by both landform berms and foliage (please see photo 2 on page one title Project / Request Overview).

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 request is unique to this property given its age in relation to the current code guidelines and building practices at the time in addition to the limiting topography of the site.

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

A variance, in this instance would be in keeping with character of the neighborhood and does not increase the current setback deficiency. In addition, the variance allows the needed handicap access to the home. This access would be developed in a manner that meets the current building codes, compliments the existing architecture and respect the natural landscape environment.



Clayton & Luks Residence

**2292 Lake Lansing Rd.
East Lansing, MI, 48823**

Sheets

Sheet 1 Site Plan 80 scale

Sheet 2 Site Plan 40 scale

Builder:

J2 Design

1569 S. Edgar Road

Mason, MI. 48854

517-202-4424

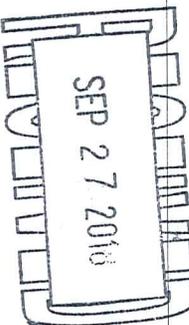
J2 Design

1569 S. Edgar Road Lic.# 2101195592
Mason, MI. 48854 517-202-4424

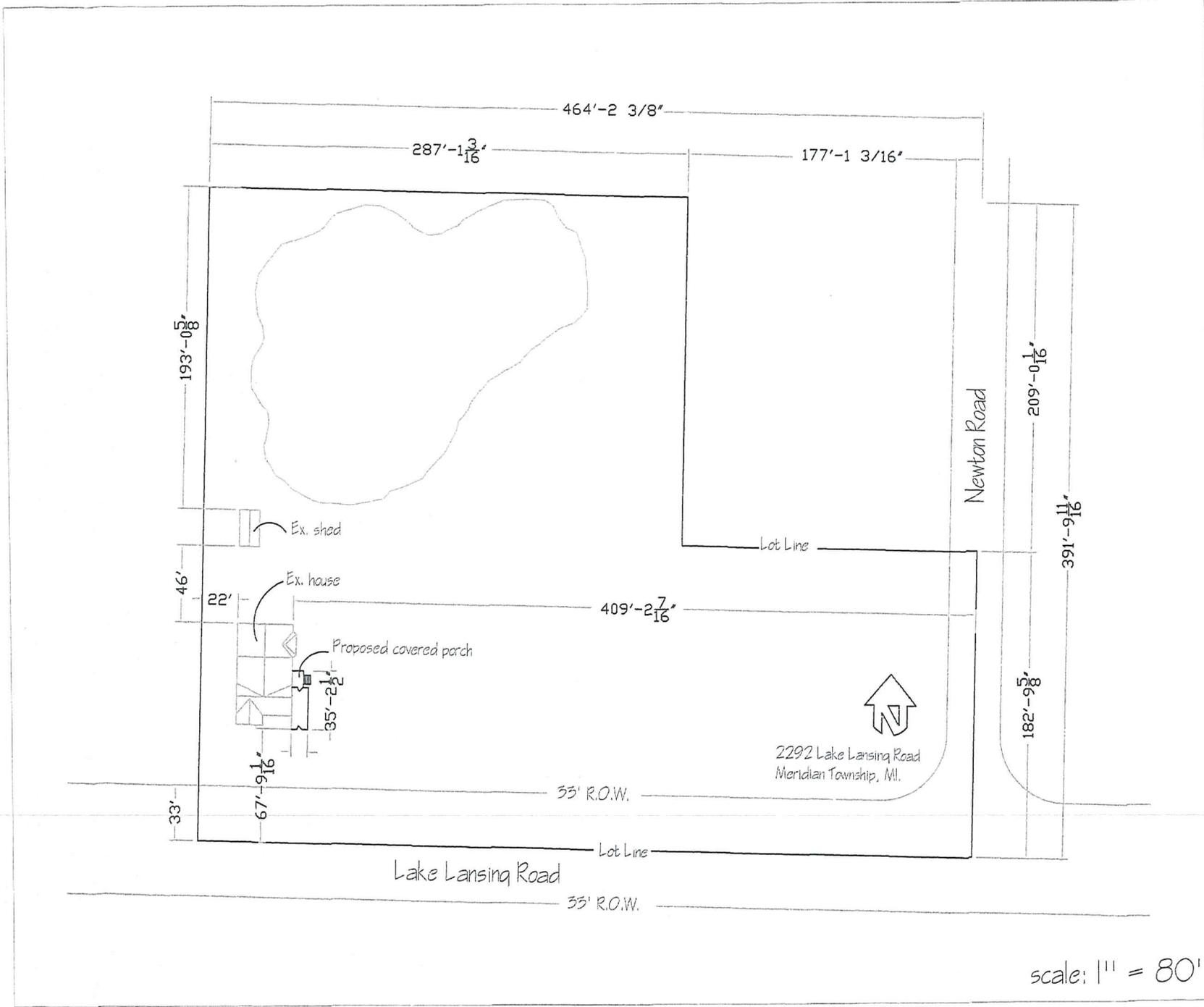
Clayton & Luks Residence

2292 Lake Lansing Rd. E. Lansing 48823

Sept 9, 2018



SEP 27 2018



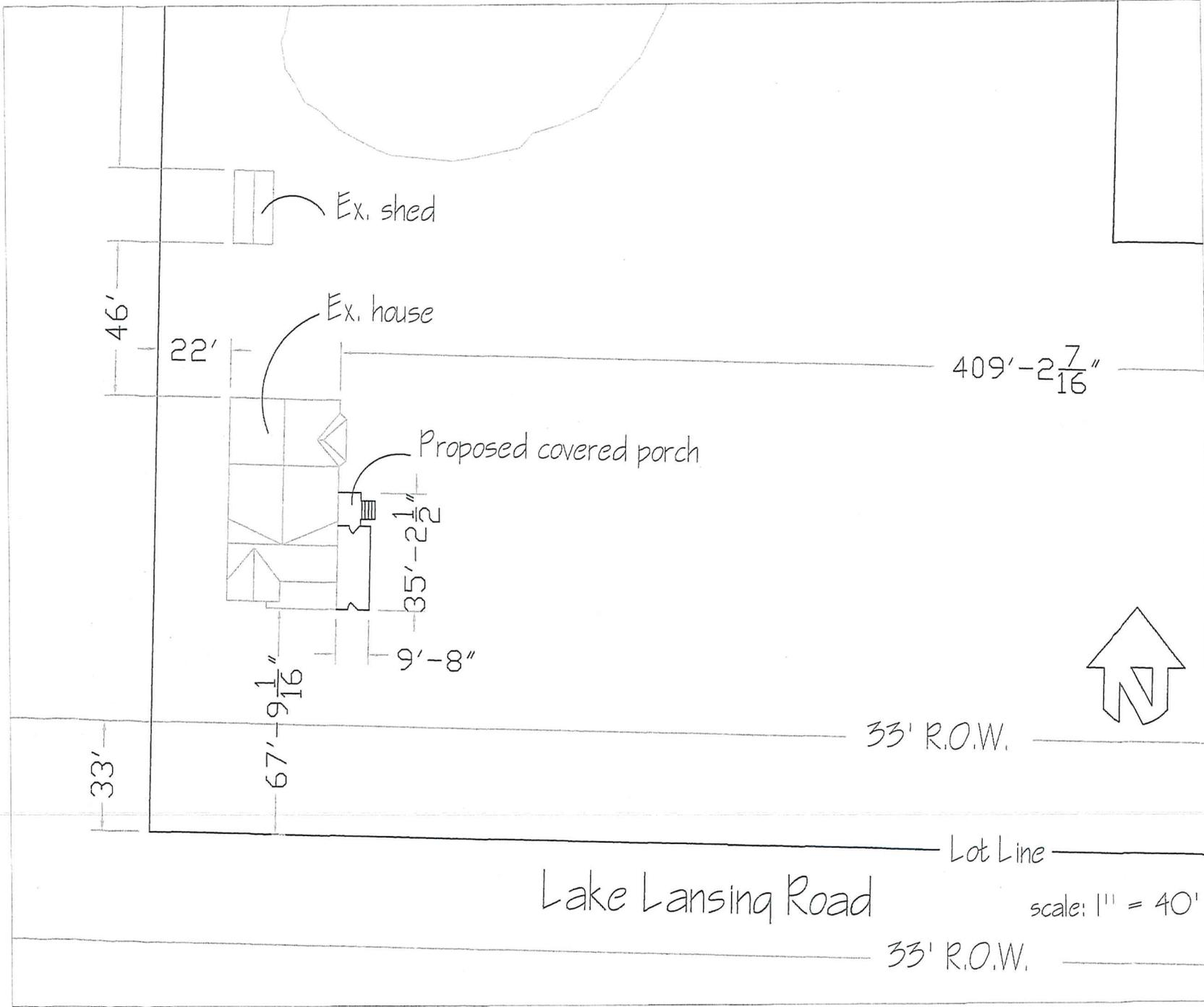
J2 Design

1569 S. Edgar Road Lic.# 2101195592
 Mason, MI. 48854 517-202-4424

Clayton & Luks Residence

Site Plan
Sheet 1 of 2

2292 Lake Lansing Rd. E. Lansing MI. 48823 Date: Sept. 9, 2018



J2 Design

1569 S. Edgar Road Lic.# 2101195592
 Mason, MI. 48854 517-202-4424

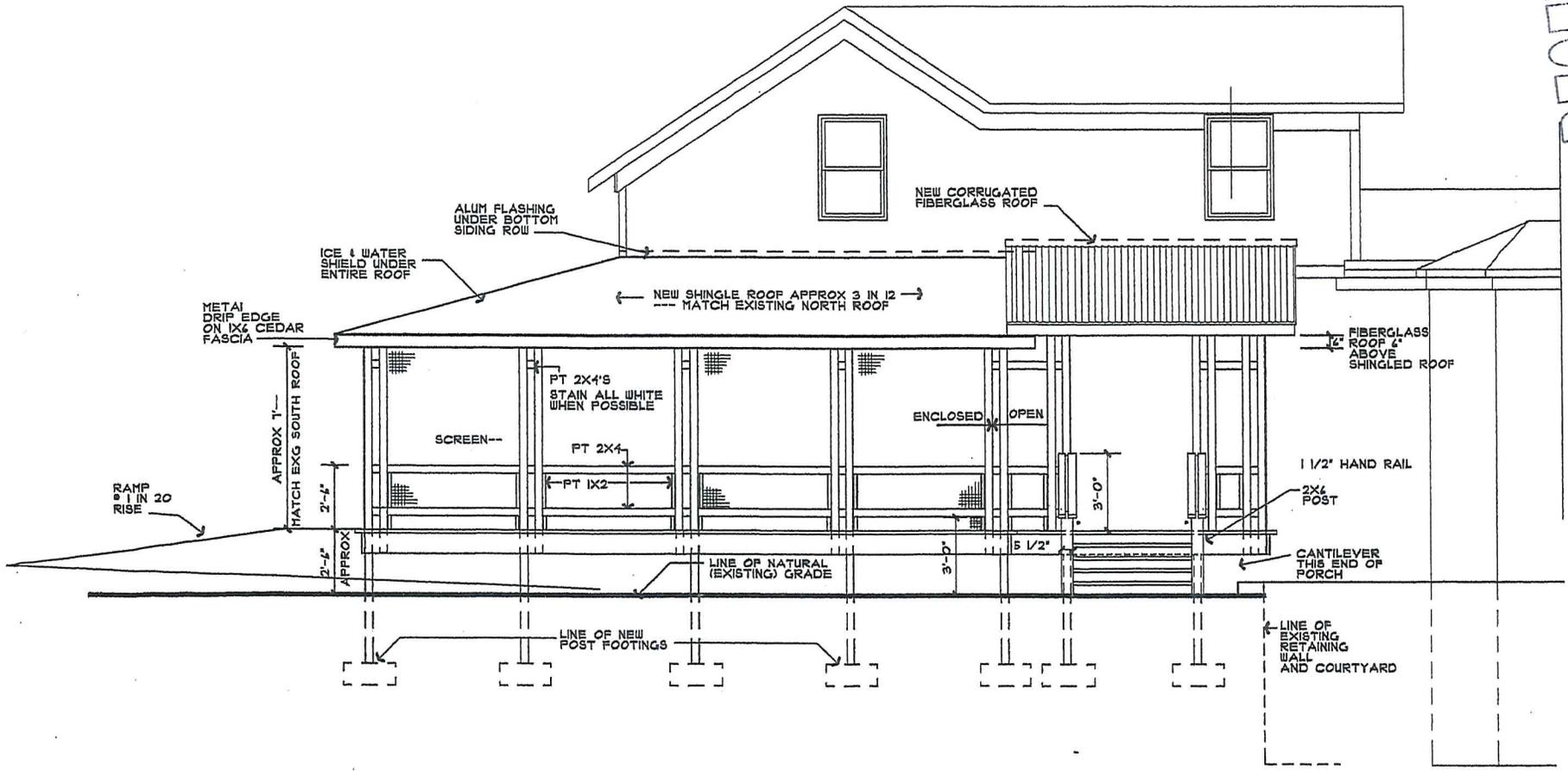
Clayton & Luks Residence

2292 Lake Lansing Rd. E. Lansing MI. 48823 Date: Sept. 9, 2018

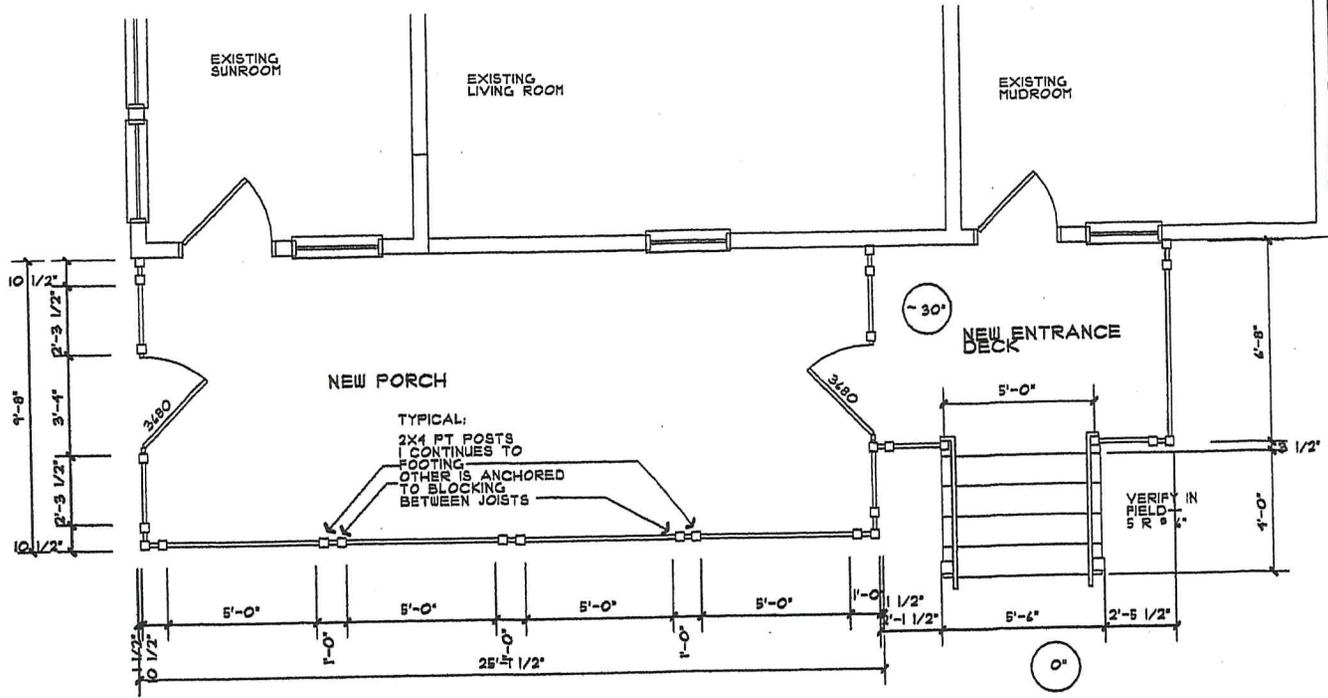
Site Plan
Sheet 2 of 2

scale: 1" = 40'

SEP 27 2001



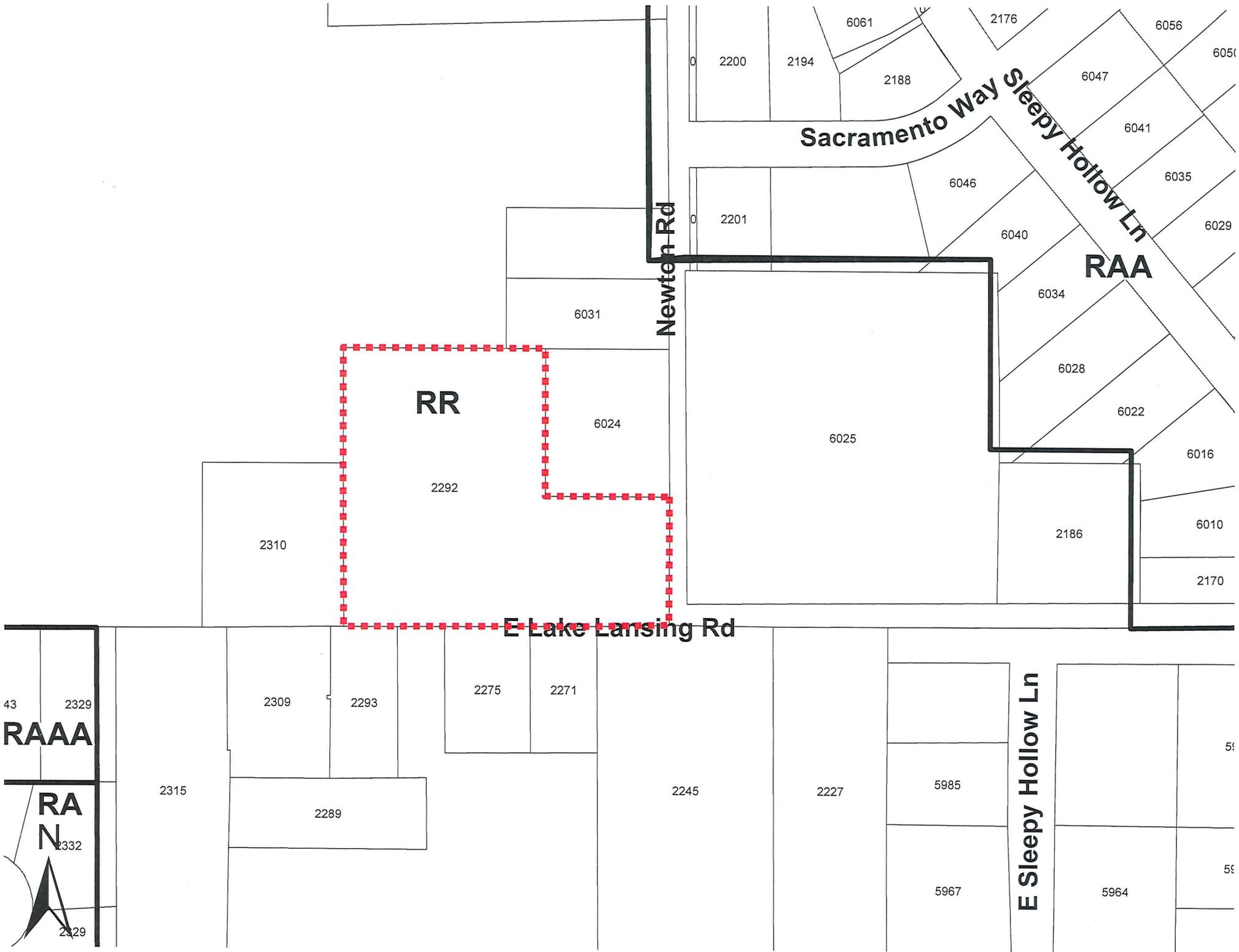
PORCH ADDITION	HOME OF EDWARD CLAYTON
2292 E LAKE LANSING RD	& SUSAN LUKS
EAST LANSING MI 48823	DRAWINGS PREPARED BY LIZ HARROW



PLAN

SCALE: 1/4" = 1'-0"

PORCH ADDITION
2292 E LAKE LANSING RD
EAST LANSING MI 48823



43
2329
RAAA





Sacramento Way

Sleepy Hollow Ln

Newton Rd

E Lake Lansing Rd

E Sleepy Hollow Ln

