

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, OCTOBER 23, 2013, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday October 09, 2013

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 13-10-23-1 NORMAN & KAREN GRANNEMANN, 2628 CREEKSTONE TRAIL, OKEMOS, MI 48864

DESCRIPTION: 2628 Creekstone Trail

TAX PARCEL: 29-256-004

ZONING DISTRICT: RAA (Single Family, Low Density)

The applicant is proposing to construct an addition on the rear of the house and the addition does not meet the required rear yard setback; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 13-10-23-2 ST. PAUL LUTHERAN CHURCH, 3383 & 3407 E. LAKE LANSING ROAD, EAST LANSING, MI 48823

DESCRIPTION: 3407 E. Lake Lansing Road

TAX PARCEL: 06-352-012

ZONING DISTRICT: RB (Single Family, High Density)

The applicant is requesting variances to bring an existing lot (lot area) and building (required setbacks for existing building) into compliance with standards required for a nonresidential use in a residential zoning district (building is used for church related nonresidential uses).

- ☛ 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

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT - BRIAN BEAUCHINE

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.

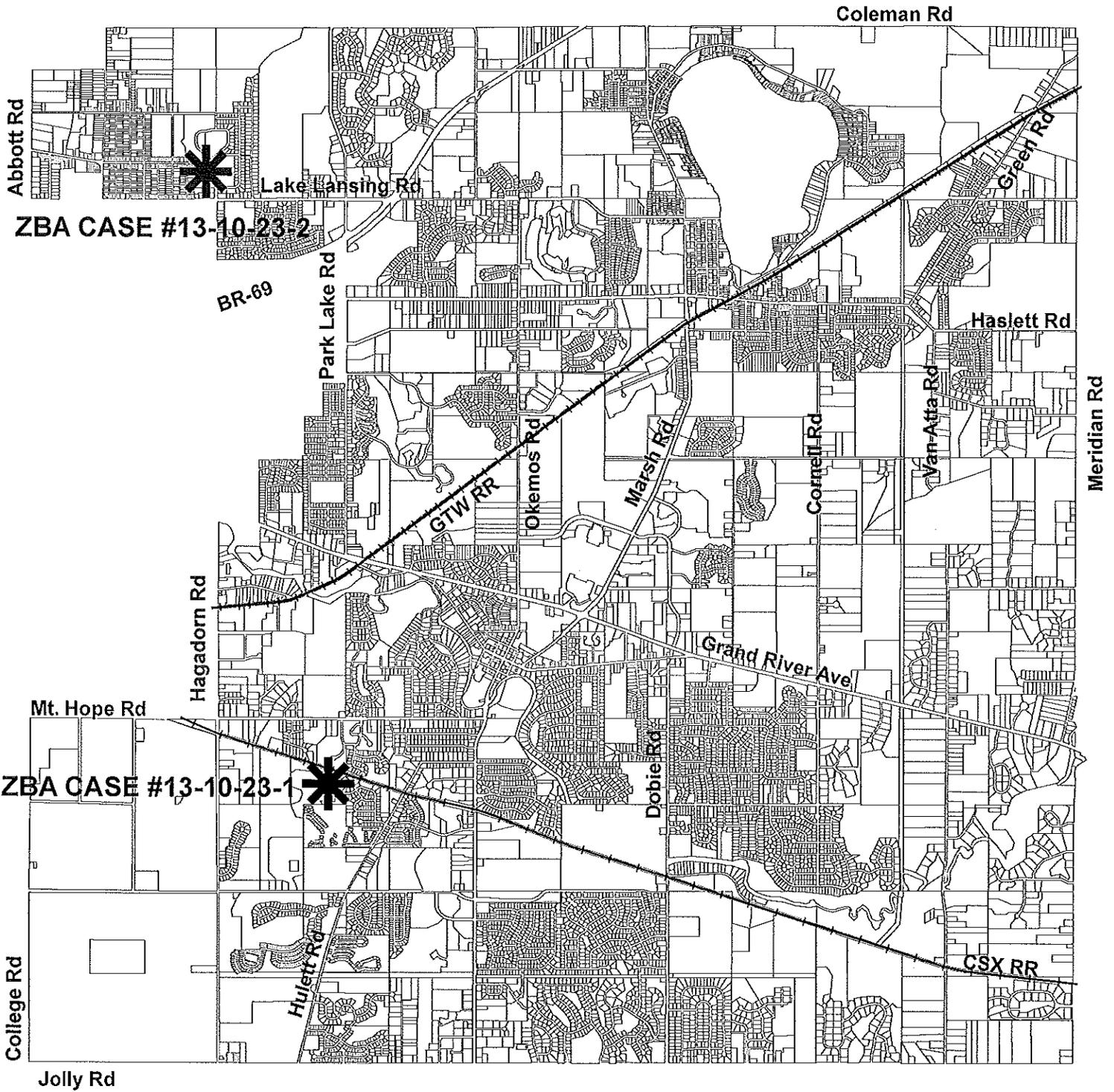
BRETT DREYFUS
TOWNSHIP CLERK

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.



LOCATION MAP

1. ZBA CASE #13-10-23-1 (Grannemann)

2. ZBA CASE #13-10-23-2 (St. Paul Lutheran Church)



MEMORANDUM

TO: ZONING BOARD OF APPEALS

FROM: *Mark Kieselbach*
Mark Kieselbach

DATE: October 17, 2013

RE: ZBA CASE #13-09-11-1 (BLOSSER)

Ms. Blosser and the Township have agreed to postpone the case from October 23, 2013 to November 13, 2013.

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Mark Kieselbach
Mark Kieselbach
Director of Community Planning and Development

DATE: October 17, 2013

RE: ZBA Case No. 13-10-23-1

ZBA CASE NO.: 13-10-23-1 NORMAN & KAREN GRANNEMANN, 2628 CREEKSTONE TRAIL, OKEMOS, MI 48840
DESCRIPTION: 2628 Creekstone Trail
TAX PARCEL: 11-380-009
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-372(d)(5)c., which states for lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth; for lots over 150 feet in depth the rear yard shall not be less than 40 feet in depth.

The applicant is proposing to construct an addition onto the rear side (north façade) of the house at 2628 Creekstone Trail. The subject site is located on the north side of Creekstone Trail, which extends west from Aztec Way in the Woods of Heron Creek subdivision (Phase 2). The proposed building addition is approximately 20 feet long and 23 feet wide. The subject lot is approximately 151 feet deep, requiring a minimum 40 foot rear yard setback for the principal structure. There is currently a deck in the approximate location of the proposed building addition.

The proposed building addition is located approximately 26 feet from the rear lot line; therefore the applicant is requesting a variance. The following chart summarizes the variance request:

	Required Setback	Proposed Setback	Variance Request
Proposed Addition	40 feet	26 feet	14 feet

Site History

- The lot is part of the Woods of Heron Creek subdivision (No. 2), approved in 1989.
- The house was constructed in 1996.

Attachments

1. Application and attachments
2. Site Location Map
3. Communications

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

VARIANCE APPLICATION

- A. Applicant Norman & Karen Grannemann
Address of Applicant 2628 Creekstone Trail
Okemos MI 48864
Telephone (Work) 353-5114 Karen Telephone (Home) 333 9002
Fax 353-1991 Email address: kgrann@aol.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 2628 Creekstone Trail, Okemos
Zoning district _____ Parcel number 33-02-02-29-256-004
- 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) _____

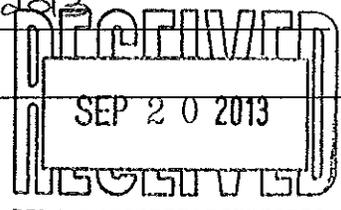
- D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description - on survey -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale - on survey
-Written statement, which demonstrates how all the review criteria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

[Signature] Karen L. Grannemann 8-9-2013
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: Martha Wyatt 9/20/13

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] 8-9-2013
Signature of Applicant(s) Date
Norman Grannemann 8-9-2013
Signature of Applicant(s) Date



Request for Zoning Variance
Karen & Norman Grannemann
2628 Creekstone Trail, Okemos
October 23, 2013

The applicants—Karen and Norman Grannemann—reside at 2628 Creekstone Trail, which is lot 21 of the second plat of the Woods of Heron Creek in Okemos. We purchased this home in September of 2003. We are requesting a variance from the requirement for a 40-foot setback of our home from its northern lot line to allow us to replace our existing deck with a slightly larger four seasons room.

In our current configuration, the northern perimeter of our existing deck lies approximately 32 feet from the northern lot line of our lot (lot #21). Lot #21 is separated from lot #25 (the next residential lot due north of our house) by Wood Duck Private Park. In July of 2012, we purchased this land (Woods of Heron Creek #2, parcel number 33-02-02-29-256-003) at a tax sale (see attached Quit Claim Deed). Wood Duck Private Park is adjacent to the northern lot line of our property, running the entire width of our property and extending our property by an irregular distance of between 60 and 140 feet to the north. When including this newly acquired property in our setback total, the north wall of the desired addition would be a minimum of 85 feet and a maximum of 165 feet from the south lot line of lot #25. This now generously exceeds the prescribed setback from the edge of our house to our neighbor's lot line.

Our current deck measures 14'5" in width (the attached survey shows the deck as just over 14'; the actual measurements are 14'5"). At most, we would want the enclosed four seasons room to be 16' in width, a maximum of 7" wider. In addition, we would like to design the room with doors on the north wall, which would exit to a small set of steps to the ground level (probably 2-3 steps to the ground). This would facilitate exiting to either the driveway to the west or a planned patio to the east. The dimensions of the replacement structure would total 16' for the room and no more than 4' for the exterior steps, for a total of 20' replacing the existing 14'5".

We believe that granting this variance will not adversely affect any adjacent land or the essential character of our property or that of our neighbors, as a deck already exists at this location and there is ample distance between our lot line and the adjacent lot to the north. In addition, part of our backyard and all of the newly purchased land (Wood Duck Private Park) is so densely wooded that it is difficult to even see the neighbors' houses when leaves are on the trees. As the owners of both parcels, the setback requirement should no longer be an issue.

It should be noted that we would prefer to merge the two lots (lot #21 and Wood Duck Private Park). However, because Wood Duck Private Park has been designated as a natural preservation easement for the enjoyment of the residents of the Woods of Heron Creek, we have been advised by township employees that this will not be possible. It is significant to note that in our ten years of living in this house, we have never observed a single person on this property, due most likely to the fact that it is surrounded by four private residences.

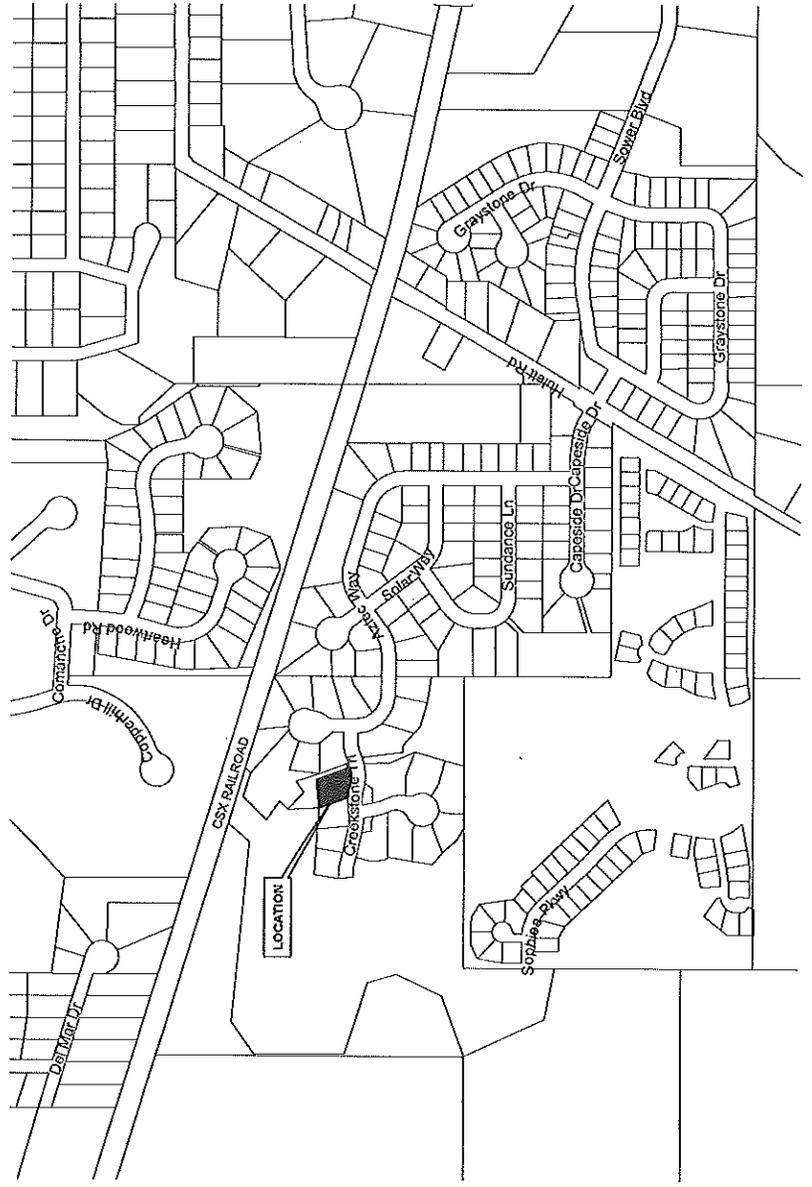
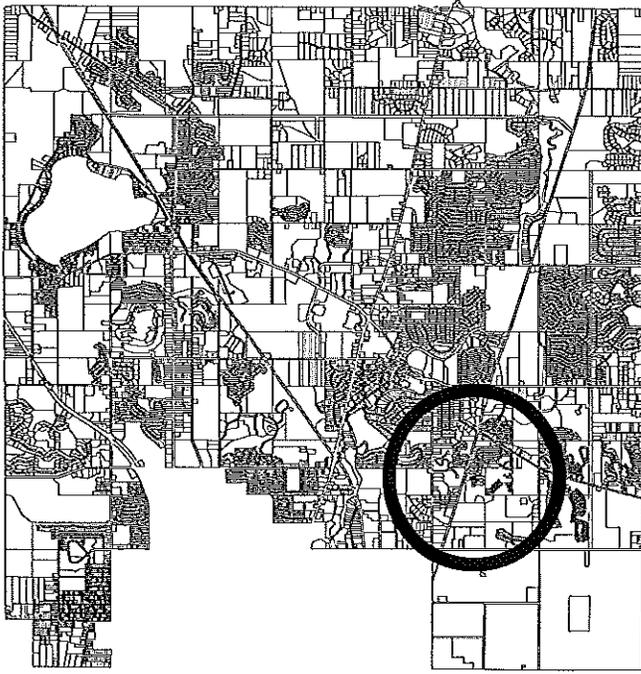
Finally, we call your attention to the fact that our lot is set back considerably from the street, leaving us little room to work with behind the house. The numerous wetlands in the area have made it impossible for us to enjoy our deck, as the area is overridden with mosquitos from the first warm spell until the start of cooler weather in the fall. This is the only place we can construct an enclosed room, as there would be no other logical place to access a room from inside the house due to its layout.

We appreciate your consideration of this request.

**ZONING BOARD OF APPEALS #13-10-23-1
(NORMAN & KAREN GRANNEMANN)**

**REQUEST TO CONSTRUCT
AN ADDITION ON REAR OF HOUSE
AND ADDITION DOES NOT MEET
REQUIRED REAR YARD SETBACK AT
2628 CREEKSTONE TRAIL**

CHARTER TOWNSHIP OF MERIDIAN



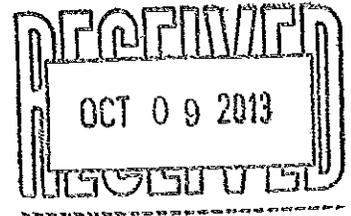
Martha Wyatt

From: James Galligan <jjgalliganphd@gmail.com>
Sent: Sunday, October 06, 2013 9:44 AM
To: Martha Wyatt
Subject: Variance request at 2628 Creekstone Trail

Dear Ms. Wyatt:

I live at 4367 Aztec Way. Our backyard is on the north east side of the Grannemann's backyard. My wife (Carla) and I have talked with Norm and Karen Grannemann about their planned addition to their home. I am writing to tell you that Carla and I do not object to their variance request to extend the backyard setback.

Sincerely,
James and Carla Galligan



October 7, 2013

ATTN: Zoning Board of Appeals
Charter Township of Meridian
5151 Marsh Rd
Okemos MI 48864

RE: Reference Number 13-10-23-1 (Norman & Karen Grannemann)

Dear Zoning Board,

I'd like to weigh in on the upcoming variance request referenced above. Please approve their variance!

As the neighbor immediately behind their property (see highlighted map), we have no issues with this request. The Grannemann's are exemplary members of this community and we are lucky to have them. I'm certain that this addition will be handled in the same environmentally conscience and aesthetically stylish way they do everything. As neighbors, we whole heartily endorse this request.

Sincerely,

A handwritten signature in cursive script that reads "David & Kathy O'Leary".

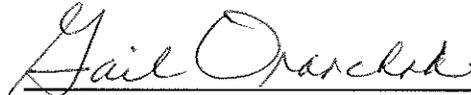
David & Kathy O'Leary
4373 Aztec Way
Okemos, MI 48864
(517) 351-2890

Enclosure

MEMORANDUM

TO: Zoning Board of Appeals

FROM:



Gail Oranchak, AICP
Principal Planner

DATE: October 17, 2013

RE: ZBA Case No. 13-10-23-2

ZBA CASE NO. 13-10-3-2 ST. PAUL LUTHERAN CHURCH, 3383 E. LAKE LANSING ROAD, EAST LANSING, MI 48823

DESCRIPTION: 3407 Lake Lansing Road
TAX PARCEL: 06-352-012
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-654(f)(1)a. which states, Area requirements. None of the land or structure uses permitted shall be authorized for construction and/or occupancy that will occupy a parcel of land less than two acres in area nor for erection or occupancy of any building housing such uses any part or portion of which will be any closer than 50 feet to any property or street line, except that all buildings and structures shall be located in accordance with the setback requirements of section 86-367 for the type of street upon which any yard abuts.

On September 9, 2013, the applicant was granted a special use permit, SUP #13101, by the Planning Commission to use 3407 Lake Lansing Road for nonresidential purposes subject to conditions, one of which was the granting of dimensional variances by the Zoning Board of Appeals. The site is zoned RB (Single Family-High Density) residential. Nonresidential uses permitted by special use permit in residential districts are subject to a minimum lot area of two (2) acres (86,120 square feet) and building setbacks no less than 50 feet from side and rear property lines. Front setbacks must be at least 50 feet or in compliance with the setback for the street on which the property is located, in this case 100 feet from the centerline of Lake Lansing Road.

Lot area for 3407 Lake Lansing Road measures .649 acres or 28,270.44 square feet. The principal building is 34 feet from the east side property line and an attached handicapped accessible ramp is approximately 17 feet from the east side property line. The principal building is 16.6 feet from the west property line. The front setback is 88 feet from the centerline of Lake Lansing Road. The detached garage is 14.9 feet from the east property line and 67 feet from the west property line. Rear setbacks are 192 feet for the principal structure and 160 feet for the garage.

The following chart summarizes the variance request:

	Permitted	Proposed	Variance Request
Lot Area	2 acres (87,120 sq. ft)	.649 acres 28,270.44 sq. ft.	1.351 acres 58,849.56 sq. ft.
Side Setback			
Principal Bldg/ramp	50 feet	17 feet (east)	33 feet
Principal Building	50 feet	16.6 feet (west)	33.4 feet
Garage	50 feet	14.9 feet (east)	36.1 feet

Variances are not required for front or rear yard setbacks since they are compliant. Front setback compliance is based on a 1992 variance (ZBA #92-6-10-2) granted by a past ZBA.

Site History

St Paul Lutheran Church has owned the 3407 Lake Lansing Road since 2008. The site consists of a former single-family residence, approximately 1,900 square feet in floor area, and a two-car garage. The church has been using the former residence on the site for charitable, educational and social purposes. According to zoning ordinance Section 86-654, such uses are deemed to be nonresidential uses permitted by special use permit in residential districts. The Planning Commission approved the required special use permit, SUP #13101, on September 9, 2013

Saint Paul Lutheran Church is located at 3383 Lake Lansing Road, immediately east of the 3407 Lake Lansing Road. In 1986, the Planning Commission granted a special use permit to construct the church as a nonresidential structure and use in a residential district. In 2006, the church site was annexed from Meridian Township into the City of East Lansing. East Lansing subsequently rezoned the site B-1 General Business District where a church is a use permitted by right. After purchasing 3407 Lake Lansing Road, the church attempted to have the subject site moved into the East Lansing but was unsuccessful.

Since the sites are now in different municipalities, the Planning Commission evaluated the use of 3407 Lake Lansing as a new special use permit under the philanthropic, educational, and social programs categories listed in Section 86-654 Nonresidential structures and uses in residential districts of the zoning ordinance. Specifically the site will be used for the following ancillary church purposes: classrooms, a youth group room, Lutheran Social Services of Michigan (LSSM) work area, quilting center, a conference room/meeting space, mission house food and personal needs pantry, and storage (garage).

Attachments

1. Application
2. Site Location Map
3. Letter from Applicant
4. Communication from Andy Zdume dated September 24, 2013
5. Approval letter dated September 10, 2013, Special Use Permit #13031
6. Site Survey

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

VARIANCE APPLICATION

A. Applicant St Paul Lutheran Church
Address of Applicant 3383 and 3407 E. Lake Lansing Road, East Lansing, MI 48823
Telephone (Work) 517 351 - 8541 Telephone (Home) _____
Fax _____ Email address: pastor@stpaul-el.org
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 3407 E. Lake Lansing Road, East Lansing, MI 48823
Zoning district RC Parcel number 33-02-02-06-352-012

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) Sec. 86-654 Par(c)(1); Sec 86-654 Par(f)(1)(a); and Sec 86-654 Par f)(1)(f)

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)

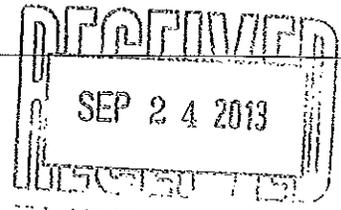
Richard A. Moe Richard A. Moe Sept. 24th, 2013
Signature of Applicant Print Name Date

Fee: \$ 450.00 Received by/Date: Wm Thraugatt 9/24/13

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.**)

Richard A. Moe Sept. 24th, 2013
Signature of Applicant(s) Date

Signature of Applicant(s) Date

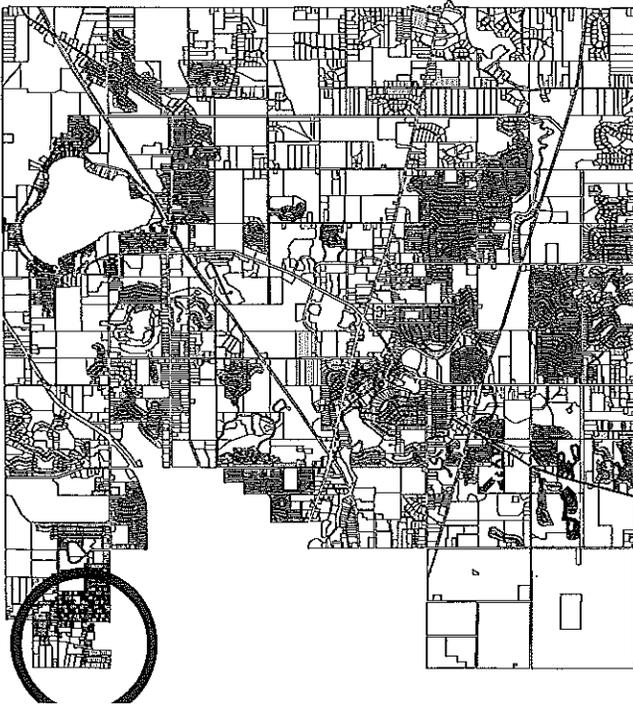
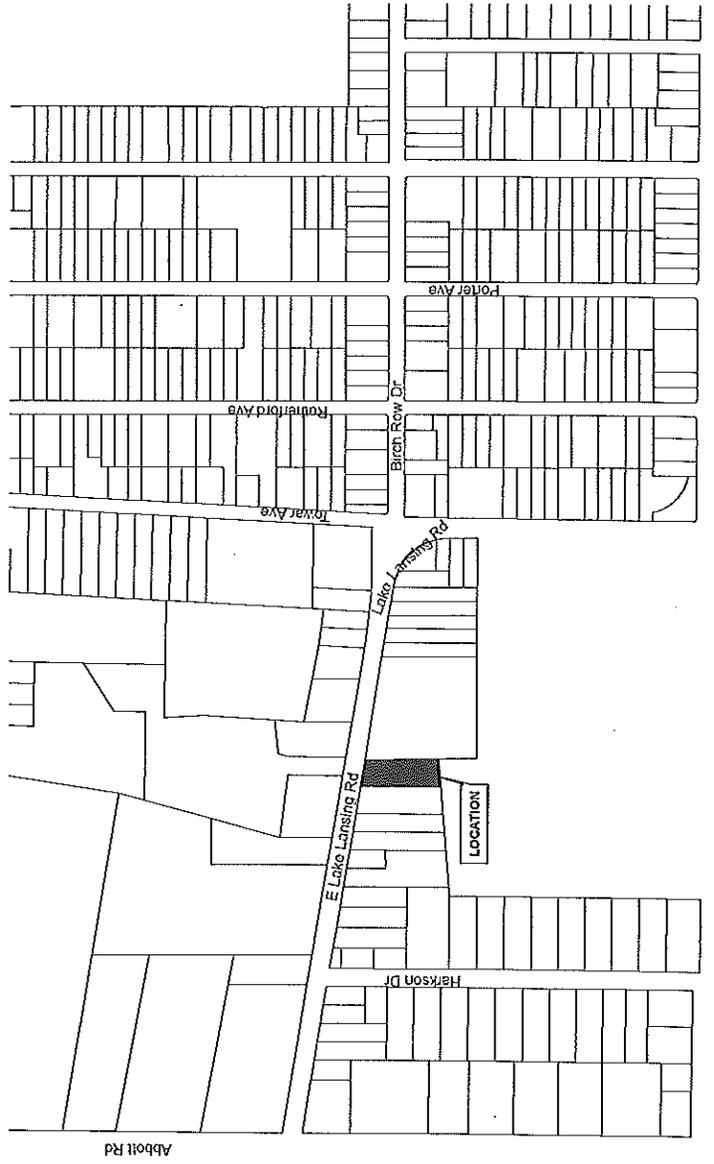


**ZONING BOARD OF APPEALS #13-10-23-2
(ST. PAUL LUTHERAN CHURCH)**

**REQUESTING VARIANCES TO BRING
EXISTING LOT & BUILDING INTO
COMPLIANCE WITH STANDARDS FOR
NONRESIDENTIAL IN RESIDENTIAL
ZONING DISTRICT AT**

3407 E. LAKE LANSING ROAD

CHARTER TOWNSHIP OF MERIDIAN



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.

Our church and the mission house are in two different jurisdictions.

2. These special circumstances are not self-created.

We have tried to belong to only one jurisdiction for five years but have been unsuccessful.

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

We feel called by God to operate a food and personal needs pantry in the northeastern area of Meridian Township.

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.

We bought the house with the intention of serving the community. It is used for classrooms, youth group room, Lutheran Social Services of Michigan (LSSM) work area, quilting center, conference room/meeting space, Mission House Food and Personal Needs Pantry.

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.

Serving the less fortunate in our community with quilts, food and personal needs is certainly in the public interest and provides substantial justice.

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

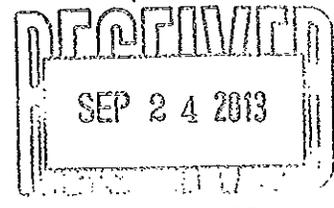
Our use of the property will not affect the adjacent land or the essential character in the vicinity of the property. In fact the owner of the house adjacent to this property is very happy we have purchased it as we maintain the property better than the previous owners.

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.

We do not believe there are any other churches or businesses that are in two jurisdictions who wish to service the less fortunate or provide food to the hungry.

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

Serving the poor and less fortunate is generally consistent with public interest.



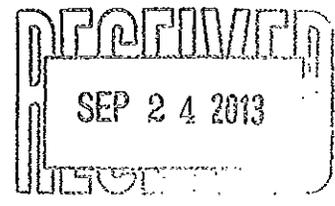
Effect of Variance Approval:

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.

G:\PLANNING\FORMS\Applications\VARIANCE 3.doc



Tuesday, September 24th, 2013

Mr. Andy Zdurne
3411 E. Lake Lansing Road
East Lansing, MI 48823

The Meridian Charter Township
Zoning Board
5151 Marsh Rd,
Okemos, MI 48864

Dear Board Members:

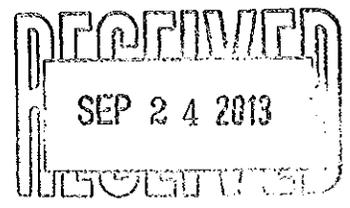
I want to encourage the Saint Paul Lutheran Church and the owners of the property next to mine at 3411 E. Lake Lansing Road to do what they intend with the property at 3407 E. Lansing Road. I understand that they would continue using it for a food pantry, a place to make quilts to give to people in need, and to hold Sunday School classes for youth and children. As long as they do this I am happy to encourage their use of the property in this manner. No wild parties or loud music please.

I also would prefer no fence or elaborate separation of our properties. I like the open area of our properties together. I believe the special use permit will not change the nature of our properties to live in harmony with each other.

Sincerely,

Ronald A Zdurne son

Andy Zdurne



CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

September 10, 2013

Reverend Richard A. Moe
St. Paul Lutheran Church
3383 Lake Lansing Road
East Lansing, MI 48823

RE: Special Use Permit #13101 (St. Paul Lutheran Church)

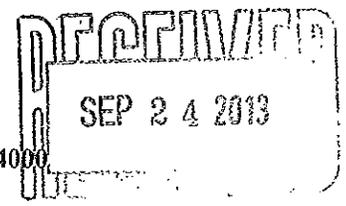
Dear Reverend Moe:

At its regular meeting held on September 9, 2013, the Planning Commission voted to approve Special Use Permit #13101, a request to use the approximate 1,900 square foot structure addressed as 3407 Lake Lansing Road and zoned RB (Single Family-High Density) residential for church related nonresidential uses (philanthropic, educational and social). Approval was granted with the following conditions:

1. Approval is based on the submitted application materials dated received by the Township on July 30, 2013, subject to revisions as required.
2. The applicant shall obtain all applicable permits, licenses, and approvals from the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
3. The applicant shall install landscaping and/or fencing to preserve the privacy of the single-family residential use to the west, subject to the approval of the Director of Community Planning and Development.
4. No more than two vehicles may be parked at any one time at 3407 Lake Lansing Road. All other vehicles shall use the church parking lot at 3383 Lake Lansing Road.
5. Approval is subject to the Zoning Board of Appeals granting variances for lot area less than two acres in size and the minimum 50-foot setback from a property line.
6. Any modification to the site to enlarge the use will require a modification of the special use permit.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

www.meridian.mi.us



Reverend Moe
September 10, 2013
Page 2

Decisions by the Planning Commission regarding special use permits may be appealed to the Township Board. An appeal must be filed within 10 days of the date of the Planning Commission's action and be in accordance with Section 86-189 of the Code of Ordinances. Consequently, your special use permit will not become valid until September 19, 2013.

This letter shall act as the Special Use Permit. The use permitted by the granting of the special use permit must have commenced within two years after issuance or the permit shall be void. All construction related to the special use must be completed within three years from the effective date of the special use permit.

The next step in the process is to complete a variance application (enclosed) and submit it with all required supporting documents to the Department of Community Planning and Development for consideration by the Zoning Board of Appeals. The variance application fee is \$450 and must accompany the application.

Please contact me at (517) 853-4564 or oranchak@meridian.mi.us if I may be of further assistance.

Sincerely,



Gail Oranchak, AICP
Principal Planner

Enclosure

cc: John Heckaman
Martha Wyatt