



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
March 15, 2023 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. February 15, 2023
4. COMMUNICATIONS
 - A. Karen J. Reiff & Mark E. Strolle, 6174 Columbia St. RE: ZBA #23-01
 - B. Mark & Joan Mollon, 6200 Columbia St. RE: ZBA #23-01
 - C. Lisa Hansknecht & Lisa Bain, 6178 Columbia St. RE: ZBA #23-01
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak, 218 Barry Road, Haslett, MI 48840

DESCRIPTION: 6206 Columbia St.
TAX PARCEL: 03-402-021
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

The variance requested is to create two new parcels that are under the minimum lot width of 65 feet at 6206 Columbia Street.

B. ZBA CASE NO. 23-03 (2292 Lake Lansing), Susan Luks & Edward Clayton, 2292 Lake Lansing Road, East Lansing, MI 48823

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

The variances requested are to construct a 400 square foot carport (accessory structure) in the front yard setback at 2292 Lake Lansing Road.

7. OTHER BUSINESS
 - A. Election of 2023 Officers

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: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



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8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING ***DRAFT***
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, FEBRUARY 15TH, 2023

PRESENT: Vice-Chair Field-Foster, Members Deschaine, Koenig, Trezise
ABSENT: Chair Mansour
STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Vice-Chair Field-Foster called the meeting to order at 6:33 p.m.

2. APPROVAL OF AGENDA

Member Deschaine moved to approve the agenda as presented. Seconded by Member Koenig.

VOICE VOTE: YEAS: Vice-Chair Field-Foster, Members Deschaine, Koenig, Trezise

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. December 21, 2022 Meeting Minutes

Treasurer Deschaine moved to approve the minutes of December 21, 2022. Seconded by Member Koenig.

VOICE VOTE: YEAS: Vice-Chair Field-Foster, Members Koenig, Deschaine, Trezise

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

Assistant Planner Chapman noted a communication in favor of the request at tonight's meeting, received from the neighbors of the requester.

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

A. ZBA CASE NO. 23-02 (1236 Jolly), Elizabeth A. Seagull, 1236 Jolly Road, Okemos, MI 48864

DESCRIPTION: 1236 Jolly Road
TAX PARCEL: 35-451-011
ZONING DISTRICT: RR (Rural Residential)

The variance requested is to allow for a composite bridge structure to be constructed within the 20-foot wetland setback located at 1236 Jolly Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant Elizabeth Seagull, 1236 Jolly Rd., Okemos, MI further outlined the case for discussion.

Member Koenig asked about the size of the new walk way compared to the existing walkway.

Applicant representative John Baynes, was not able to answer, but explained it is smaller and more soil will be exposed.

Member Trezise moved to approve the requested ZBA application as presented. Seconded by Member Deschaine.

Vice-Chair Field-Foster read review criteria one from Section 86-221 of the Code of Ordinances 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 and these unique circumstances are not self-created.

Member Trezise noted this request will improve the wetlands in the area instead of deteriorate it.

Vice-Chair Field-Foster stated Criteria one has been met.

Vice-Chair Field-Foster read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Vice-Chair Field-Foster stated criteria two has been met.

Vice-Chair Field-Foster read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Vice-Chair Field-Foster stated criteria three has been met.

Vice-Chair Field-Foster read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Vice-Chair Field-Foster stated Criteria four has been met.

Vice-Chair Field-Foster read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Vice-Chair Field-Foster stated criteria five has been met.

ROLE CALL VOTE: YEAS: Members Trezise, Deschaine, Koenig, Vice-Chair Field-Foster

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS

A. Election of 2023 officers

Vice-Chair Field-Foster explained the Election of 2023 officers will be put off until the next Zoning Board of Appeals meeting.

8. PUBLIC REMARKS

Vice-Chair Field-Foster opened public remarks at 7:02 pm.

NONE

Vice-Chair Field-Foster closed public remarks at 7:03 pm.

9. BOARD MEMBER COMMENTS

Member Koenig

- Welcomed member Trezise to the ZBA

Vice-Chair Field-Foster

- Spoke about the tragedy at Michigan State University and extended her sympathies to those effected

10. ADJOURNMENT

The Zoning Board of Appeals Adjourned at 7:07 pm.

February 7, 2023

Keith Chapman
Assistant Planner
Charter Township of Meridian
5151 Marsh Rd.
Okemos, MI 48864
RE: Zoning Board of Appeals #23-01 (6206 Columbia St.)- Oryszczak

Dear Mr. Chapman:

We are neighbors of the property owners listed above, and recently became aware of the variance requested to create 2 lots from one existing lot. (Many of us who live in this vicinity have been aware of this property for years, as well as the lots to the east which have recently been built upon.) We vehemently opposed a variance for the lots to the east several years ago, and we are **vehemently opposed** to the proposed variance now.

The variance in question is absurd for many reasons, but the primary one is that our street is narrow, with a curve to the road very close to the lot. Over the years, we have witnessed accidents, including a recent one where a drunk driver crashed near the lot attempting to navigate the curve. An additional reason is that the area is dense with houses already, including cars and parking and, frankly, even walking on the road is perilous as it is. Lastly, that area has at least one "road end" access for backlot owners to the lake, and therefore, seems incomprehensible that 2 properties could even fit on that lot.

We appreciate your offer to weigh in on this important topic. Please do not hesitate to contact us at 517.230.7343 or 517.974.2767.

Thank you.

Karen J. Reiff
Mark E. Strolle
6174 Columbia St, Haslett

February 22, 2023

Zoning Board of Appeals
Attn.: Keith Chapman, Assistant Planner

Re: Variance Request #23-01 (6202 Columbia)

We reside at 6200 Columbia which is adjacent to the subject property (with unimproved Virginia Lane which provides common lake access, in between). We do not specifically object to a variance but wish to express some concerns regarding statements in the request which sound nice but which may not really happen.

Contrary to the statement in the request that "new homes would maintain the neighborhood trend of single-story ranch homes," we are not aware of any such limitation being imposed on the ultimate purchasers that would prevent other types of homes which would also comply with zoning requirements. Similar to the situation in *Bartow*, the applicant has no knowledge of what type of home may or may not be constructed. The fact that towering multistory homes were not built on the lots considered in *Bartow* does not justify the characterization given in the application. We do not see how anyone could predict what a future homeowner might do.

Similarly, we question the statements in the application relating to driveways and parking. Visibility is tight, and driveway placement may or may not worsen the issue. There are many walkers, joggers, and bikers using the narrow street, and the concern of many neighbors continues to relate to safety along the street which can be negatively impacted by traffic and parking. This is especially so when considering street parking. Size of driveway, details of a garage, and number of vehicles at a home are all variable factors that undermine the definitive statements in the application.

If a variance is granted, we request that it would be subject to appropriate conditions which would ensure that the applicant's stated expectations would be realized.

Respectfully,

Mark and Joan Mollon
6200 Columbia

February 7, 2023

Keith Chapman, Assistant Planner
Charter Township of Meridian
5151 Marsh Rd.
Okemos, MI 48864

**RE: Zoning Board of Appeals #23-01 (6206 Columbia) - Oryszczak
6206 Columbia Street**

Dear Mr. Chapman:

We are homeowners and live a few doors down from the property listed above that has requested a variance. It is my understanding that someone wants permission to split this single property into two lots. **We strongly oppose this change.**

This is not the first time that someone has wanted to split property into smaller lots on this block. A few years back, we opposed a variance to the lots right next to the one now in question which would have divided one lot into three smaller lots. Instead, that single lot was divided into two lots; and, unfortunately, with that previous change, the street's density already increased due to the new homes, driveways, and traffic on the curve in the road.

The variance in question would create even more danger on the curve of the road. Our street is not wide and the curve where this lot is located already poses a danger to pedestrians without trying to pack in more driveways and parked cars. We would also like to note that this lot is next to a lake access for the homes across the street from the lake (often called backlots). There is simply not enough room to divide this lot into two lots and have room for the access path as well.

Trying to squeeze in more homes is short sighted and poor public policy, especially as Meridian Township is making progress on other fronts to address climate change. It is most certainly not in alignment with the tagline of the Charter Township of Meridian: "Providing a safe and welcoming, sustainable, prime community." It is not safe nor sustainable to increase the density of homes and traffic as proposed, especially on a lake front.

We cannot attend the hearing as we will be out of state for work, but we wish to express our strong opposition to this variance and request that you deny it without delay. Feel free to call us with any questions (cells: 517-388-1201 and 734-645-0671, respectively).

Sincerely and thank you for your consideration,

Lisa Hansknecht and Lisa Bain
6178 Columbia Street
Haslett, MI 48840



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: March 9, 2023
Re: ZBA Case No. #23-01 (6206 Columbia)

ZBA CASE NO.: 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak, 218 Barry Road, Haslett, MI 48840
LOCATION: 6206 Columbia Street
PARCEL ID: 03-402-021
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

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

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

Nikolaj & Carol Oryszczak, the applicant, has requested variances to create two new parcels that are under the minimum lot width of 65 feet at 6206 Columbia Street. The approximate 0.46-acre site is zoned RB (Single Family, High Density) and is located in the Lake Lansing Overlay District.

The submitted survey shows that the subject property consists of lots 14, 15, and 16 of Lakebrook #1 subdivision, which was platted in 1930. Currently, the lots are combined into one 20,037.6 square foot lot with a lot width of 120 feet on Columbia Street. An 816 square foot, one-story, single-family home constructed in 1976 currently occupies the lot and is proposed to be demolished.

The Lake Lansing Residential Overlay District, states lot area 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 5,000 square feet in area. An 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. The three lots were likely combined in the 1970's prior to the house being constructed, which removed their status as lots of record.

The proposal is to create Parcel A, which would have 60 feet of lot width, and Parcel B, which would have 60 feet of lot width. The applicant is requesting a five-foot variance for the creation of both Parcel A & Parcel B.

Additional Information

The applicant's application references a variance that was granted east of the subject site across the Virginia Lane road end. In 2017, ZBA Case No. 17-10-25-1 allowed the creation of two lots, which have 58.09 feet and 57.81 feet of lot width.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Nikolaj Oryszczak and Carol Oryszczak
Address of Applicant 218 Barry Road, Haslett, MI 48840
218 Barry Road, Haslett, MI 48840
Telephone (Work) _____ Telephone (Home) (517) 749-7740
Fax _____ Email address: orysz1@pm.me
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6206 Columbia Street, Haslett, MI 48840
Zoning district RB Parcel number 33-02-03-402-021

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) § 86-374(d)(2)

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)

Nikolaj Oryszczak Nikolaj Oryszczak 01/23/23
Carol Oryszczak Carol Oryszczak 01/23/23
Signature of Applicant Print Name Date

Fee: \$1350.00 Received by/Date: [Signature] 1/27/23

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 and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. 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.

ATTACHMENTS TO VARIANCE APPLICATION

- Exhibit A Variance Request**
- Exhibit B Review Criteria**
- Exhibit C Lot Survey Existing and Proposed**
- Exhibit D Proof of Ownership**
- Exhibit E Google Maps Picture**
- Exhibit F Zoning Ordinance § 86.374(d)(2)**
- Exhibit G Lake Lansing Residential Overlay District § 86-442**
- Exhibit H Lakebrook No. 1 Subdivision Plat 1930**

EXHIBIT A
Variance Request

Variance Request - 6206 Columbia Street

Request

This variance application is requesting to create two new lots that are under the minimum lot width of 65 feet at 6206 Columbia Street. As it currently sits, 6206 Columbia Street is comprised of three lots; lots 14, 15, and 16 of the Lakebrook No.1 subdivision. The lot widths of lots 14, 15, and 16 are 40 feet each. The Lakebrook No.1 subdivision was platted in 1930 (Exhibit H).

Applicant understands this variance request is conditional on the removal of the building which is currently situated on lots 14 and 15. The building is to be removed due to its decayed condition. Applicant is asking to create two equal size parcels from/out of the three plated parcels, see attached lot survey by Kebbs, Inc. (Exhibit C)

Proposed Parcel A: would have 59.89 feet interior lot width and 9,085.5 square feet. Applicant seeks a variance of 5.11 feet.

Proposed Parcel B: would have 60.2 feet interior lot width and 9,338.2 square feet. Applicant seeks a variance of 4.8 feet.

If approved, the proposed lot widths of 59.8 and 60.2 feet would be more analogous to the neighboring properties on Columbia Street. Likewise, this variance request is similar to ZBA Case No. 17-10-25-1 (*Bartow*), approved January 10, 2018. In *Bartow*, the applicant combined and divided three existing lots at 6200 Columbia Street to create two new parcels after receiving lot-width variances of 6.91 feet and 7.19 feet.

Review Criteria

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 and these unique circumstances are not self-created.

6206 Columbia Street, parcel 33-02-02-03-402-021, is comprised of three lots; lots 14, 15, and 16 of the Lakebrook No.1 subdivision. The Lakebrook No.1 subdivision was platted in 1930 (Exhibit H). The widths of lots 14, 15, and 16 are 40 feet each. Parcel 33-02-02-03-402-021 was built upon in 1976 but lots 14, 15, and 16 were never combined. Due to the original lot sizes it is difficult to build houses that could meet the zoning restrictions.

The lot dimensions were platted in 1930. The lots have never been combined. The current structure at 6206 Columbia Street was built prior to applicant acquiring an ownership interest in the property. Applicant acquired the property in 1986 (Exhibit D). Applicant did not create the special circumstances.

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Strict interpretation and enforcement would create practical difficulties for the applicant to use the property for a permitted use; to develop the land and build new construction upon it. As Chair Beauchine stated in *Bartow*, "Due to the original lot sizes it was difficult to build houses that could meet the zoning requirements. The Lake Lansing Overlay District was created to allow smaller lots to be used for new construction."

Combining the three parcels and dividing the net result into two parcels for new construction is considered a permitted use. Failing to grant this variance would result in having three, small lots with the same dimensions as established in 1930. The construction of three single-family dwellings, one on each lot, lots 14, 15, and 16, would be frustrated as the original lot sizes are difficult to build houses that could meet the zoning restrictions. Furthermore, the homes may require a second or third story to achieve reasonable living space. As seen in *Bartow*, the proposition of constructing three, multi-level homes in a similarly-sized area drew opposition from neighbors.

3. 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 the zoning ordinance, secure public safety, and provide substantial justice.

Public interest would be preserved by granting this variance. The new homes would maintain the neighborhood trend of single-story ranch homes, keeping visibility of Lake Lansing for area residents. The homes would have clear and adequate visibility of road traffic to the east and west as driveways would not be near a curve. On-road parking issues would be minimized with sufficient driveways for the new homes. New home construction would bring energy efficient homes and the current trend of interactive home surveillance would make the neighborhood safer.

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

Adjacent land would remain untouched. New construction methods and materials would improve the fire safety of new structures and would benefit neighboring homes. Additionally, new homes would be aesthetically similar to the current neighborhood.

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

The purpose of the Lake Lansing Overlay District was to allow smaller lots to be used for new construction (Exhibit G § 86-442(a)) . Granting this variance would allow new home construction on 2 new lots comprised of the consolidation of lots 14, 15, and 16. The new homes would be similar to the surrounding neighborhood, would help the environment by being energy efficient, and foster a safe community by relieving on-road parking. Additionally, the current well on the property would be capped and septic system removed.

EXHIBIT B
Review Criteria

EXHIBIT C
Lot Surveys- Existing and Proposed

(The legal descriptions are included on the Surveys. The existing and proposed site plans are depicted on the Surveys.)

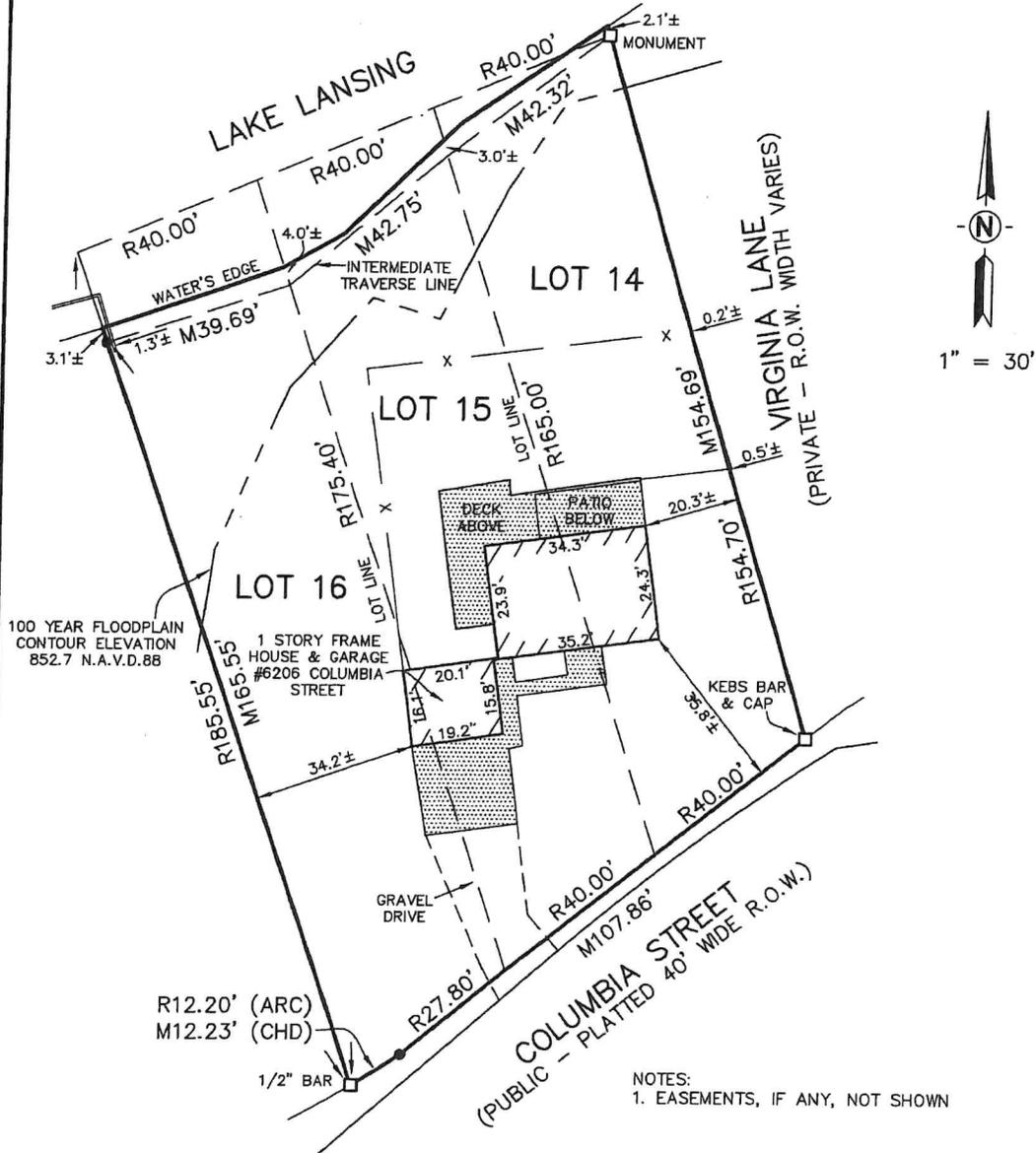
For:
 Carol Orszczcak
 6206 Columbia Street
 Haslett, MI 48840

LOT SURVEY

EXISTING CONDITIONS

Survey Address:
 6206 Columbia Street
 Haslett, MI 48840
 Tax ID# 33-02-02-03-402-021

Legal Description (as provided): Lots 14, 15 & 16, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.



NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- ** = Fence
- 0.0'± = Denotes Distance to the Survey Line

Dane B. Pascoe
 DANE B. PASCOE
 PROFESSIONAL SURVEYOR
 DATE 11/9/22
 No. 54434



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX 517-339-8047
 13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX 269-781-9805

DRAWN BY KDB	SECTION 3, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 1 OF 2	100629.LOT

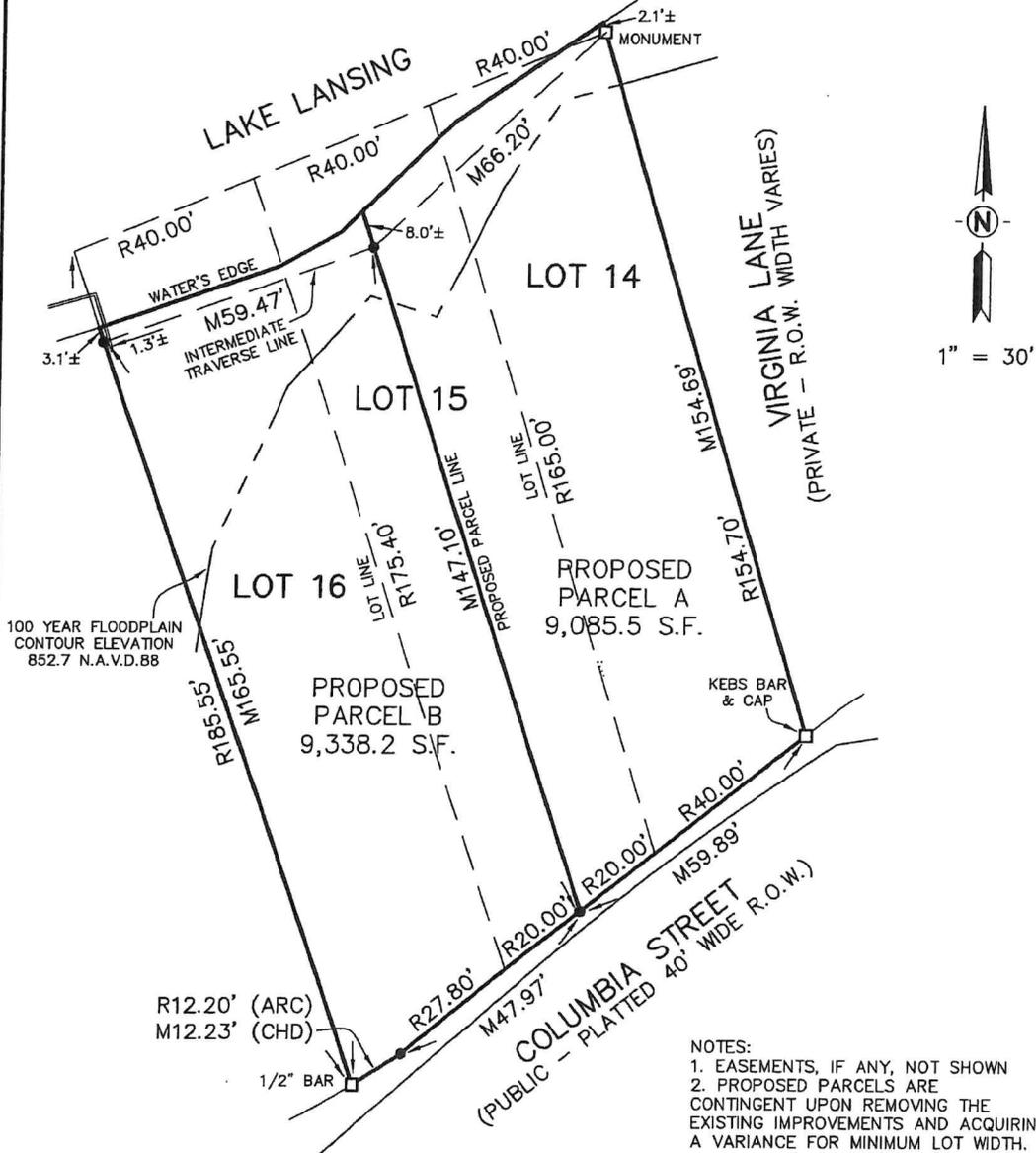
For:
 Carol Oryszczczak
 6206 Columbia Street
 Haslett, MI 48840

**LOT SURVEY
 PROPOSED**

Survey Address:
 6206 Columbia Street
 Haslett, MI 48840
 Tax ID# 33-02-02-03-402-021

Legal Description: Proposed Parcel A: Lot 14 and the Easterly 1/2 of Lot 15, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.

Proposed Parcel B: Lot 16 and the Westerly 1/2 of Lot 15, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.



NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN
 2. PROPOSED PARCELS ARE CONTINGENT UPON REMOVING THE EXISTING IMPROVEMENTS AND ACQUIRING A VARIANCE FOR MINIMUM LOT WIDTH.

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- ** = Fence
- 0.0'± = Denotes Distance to the Survey Line

Dane B. Pascoe
 DANE B. PASCOE
 PROFESSIONAL SURVEYOR
 11/9/22
 DATE
 No. 54434

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047
 13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION	3, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:	
SHEET	2 OF 2		100629.LOT

EXHIBIT E
Google Maps Picture



EXHIBIT F

Zoning Ordinance / Variance Request

The Meridian Township Zoning for this property is RB- One Family High Density Residential. The two proposed lots will require small variances from § 86-374(d)(2) of the Zoning Ordinance, which provides:

“Minimum interior lot width: 65 feet. Interior lot widths may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 60 feet in width, the interior lot width of the subdivision plat averages 65 feet in width, and no more than two adjacent lots shall be less than 65 feet in width.”

Charter Township of Meridian
Thursday, January 12, 2023

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 2. Residential Districts

§ 86-374. RB District: One-Family High-Density Residential District.

[Code 1974, § 82-5]

- (a) Purpose. The purpose of the RB district is to achieve the same character, stability, and sound residential environment as intended for the RR, RAA, and RA residential districts. The difference between the three previously mentioned and the RB district is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot area. There is no intent to promote by these regulations a residential district of lower quality than in the RR, RAA, and RA districts. This section applies to the RB district.
- (b) Uses permitted by right. All uses permitted by right in the RA district, subject to all the restrictions specified therefor.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RA district subject to all the restrictions specified therefor.
- (d) Dimensional requirements.
 - (1) Minimum lot area: 8,000 square feet. No lot shall hereafter be subdivided to provide less than 8,000 square feet of lot area. Attention is directed to supplementary area regulations, Article V, Division 3 of this chapter, for permitted exceptions to lot area.
 - (2) Minimum interior lot width: 65 feet. Interior lot widths may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 60 feet in width, the interior lot width of the subdivision plat averages 65 feet in width, and no more than two adjacent lots shall be less than 65 feet in width.
 - (3) Minimum corner lot width: 70 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 35% of the total area.
 - (5) Minimum yard dimension.
 - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side yards: seven feet.
 - c. Rear yards. 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.

- d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § **86-367** for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
 - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § **86-367** for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § **86-367**. All regulations applicable to front yards shall apply, except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- (6) Supplementary yard regulations. For permitted reductions in yard dimensions, for permitted yard encroachments, and for placement of accessory buildings in yard areas, refer to Article **V**, Division 4 of this chapter.
 - (7) Maximum building height. No residential structure shall exceed 2 1/2 stories or 35 feet. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article **V**, Division 5 of this chapter. For building height limitations for nonresidential structures in residential districts refer to § **86-654**.
 - (8) Minimum living space. Minimum gross living area per family shall not be less than 800 square feet of floor area on the first floor if one story or 480 square feet of area on the first floor level if two story. In any case, the total living area shall not be less than 800 square feet.

State law reference: State-mandated residential uses, MCL 125.286g.

EXHIBIT G
Lake Lansing Residential
Overlay District
§ 86-442

Chapter 86. Zoning

ARTICLE IV. District Regulations

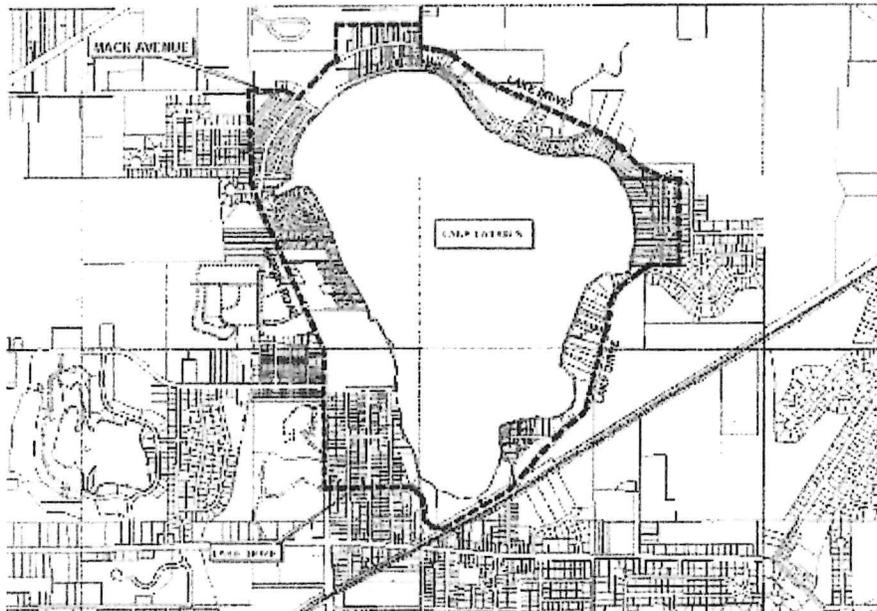
DIVISION 4. Other Districts

§ 86-442. Lake Lansing Residential Overlay District.

[Ord. No. 2008-01, 2-3-2008]

- (a) Purpose. The Lake Lansing residential overlay district is designed to provide standards to allow for the development of single-family residential lots, while also preserving the quality and viability of the Lake Lansing watershed. Due to the unique development history of those areas surrounding the lake, the Lake Lansing residential overlay district also addresses development issues arising from existing lots created and recorded prior to adoption of zoning regulations.
- (b) Applicability. The Lake Lansing residential overlay district shall apply to all lots within the area shown on Map 1, which are zoned in a residential category and occupied or intended to be occupied by a single-family residential dwelling. All lots included in the overlay district shall be subject to the terms and conditions imposed in this section, in addition to the terms and conditions imposed by the zoning district where such lots may be located and any other applicable regulations of the zoning ordinance. The regulations of the Lake Lansing residential overlay district shall not apply to multiple-family and nonresidential uses.

Map 1. Boundary of the Lake Lansing Residential Overlay District



- (c) Uses permitted by right. All uses permitted by right in the underlying zoning districts.
- (d) Uses permitted by special use permit. All uses permitted by special use permit in the underlying zoning districts.
- (e) Uses not permitted. Any use not permitted in the underlying zoning district is not permitted in the Lake Lansing residential overlay district.
- (f) Dimensional requirements. The following dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights shall be required for every structure and land use in this overlay district, except as noted:
 - (1) Minimum lot area. Lot area 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 5,000 square feet in area.
 - (2) Minimum interior lot width. 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.
 - (3) Minimum corner lot width. Corner 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 40 feet in width along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 40% of the total lot area.
 - (5) Minimum yard dimensions.
 - a. Front yards. The front yard setback shall not be less than 20 feet from the street line, except for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of § 86-367.
 - b. Side yards. The side yard setback shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, the side yard setback shall not be less than five feet for any building, accessory building, deck or porch, provided:
 - 1. Any portion of a residential dwelling setback less than seven feet from a side lot line shall be built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.
 - 2. A fence or wall constructed in the side yard shall not exceed two feet in height if located less than seven feet from any principle or accessory structure.
 - c. Rear yards. The rear yard setback shall be consistent with requirements of the underlying zoning district, except the rear yard setback for those lots that directly abut Lake Lansing shall be measured from the ordinary high-water mark of Lake Lansing as defined in § 86-2.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot except a yard adjacent to a street right-of-way where the street has not been built shall be deemed a side yard.
 - e. Through and reverse frontage lots. Through and reverse frontage lots shall be consistent with the requirements of the underlying zoning district, except the front yard setback shall be in accordance with Subsection 86-442(5)(a).

- (6) Supplementary yard regulations. For permitted exceptions in yard dimensions and yard encroachments, and for additional requirements for the placement of accessory buildings in the yard area, refer to Article V, Division 4 of Chapter 86 of the Code of Ordinances.
- (7) Special structural elements. Special structural elements, such as cornices, sills, belt-courses, chimneys, gutters, eaves, pilasters, and similar structural features may project into any yard area up to a maximum of 2 1/2 feet, except such element or feature shall not be closer than three feet to a side lot line unless the element or feature is built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.
- (8) Fire escapes, outside stairways, and balconies. Fire escapes, outside stairways, and balconies, if of open construction, may project into the yard up to a maximum of five feet, except a structure shall not be closer than three feet to a side lot line unless the structure is built with noncombustible materials.
- (9) Maximum driveway coverage.
 - a. A driveway shall not occupy more than 50% of the total area of the front yard for residential lots created and recorded prior to October 5, 1960, and are less than 65 feet in width at the street line.
 - b. A driveway shall not occupy more than 35% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.
 - c. A driveway shall not be permitted in the street right-of-way where the street has not been built.
- (10) Stormwater. Stormwater runoff from new construction, which is being directed toward Lake Lansing, shall be filtered through a vegetated area, a minimum of 20 feet in width, before entering the lake. The vegetated area may include a grass lawn.

EXHIBIT H
Lakebrook No. 1
Subdivision Plat 1930

LAKEBROOK NO. 1

A SUBDIVISION OF A PART OF SE. PRL. 1, SEC. 1, T. 4 N., R. 12 W.,
MICHIGAN MERIDIAN TWP, INGHAM CO., MICHIGAN



DESCRIPTION

The land embraced in the annexed plat of LAKEBROOK NO. 1 a Subdivision of a part of S.E. PRL. 1, Sec. 1, T. 4 N., R. 12 W., Michigan Meridian, Ingham Co., Michigan may be described as follows: Commencing at a point 106.95 ft. East and 253.1 ft. South of the center of Sec. 3, T. 4 N., R. 12 W., Michigan Meridian, Ingham Co., Michigan, thence S. 45° 45' W. 224.85 ft., thence to the left on a curve with a radius of 66.5 ft., thence S. 25° 53' E. along the westerly line of Pine Lake Road 535.59 ft., to the Northern line of Bliss St., thence N. 85° 45' E. 118 ft., thence N. 15° 46' W. 132.0 ft., thence N. 85° 43' E. 145.0 ft., thence N. 15° 46' W. 200.0 ft., thence N. 85° 43' E. 255.5 ft., to the westerly bank of Bliss Lake, thence N. 27° 37' W. 415.9 ft., thence to the left on a 100.0 ft. radius curve 233.8 ft., thence S. 85° 58' W. 262.5 ft., thence to the right on a 181.4 ft. radius curve 113.8 ft., thence S. 75° 05' W. 48.32 ft., thence N. 45° E. 32.0 ft. to the place of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we Ard R. Foster and Edna J. Foster as proprietors, and Mabel Foster and Vera I. Foster their wives respectively have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as LAKEBROOK NO. 1 a Subdivision of a part of S.E. PRL. 1, Sec. 1, T. 4 N., R. 12 W., Michigan Meridian, Ingham Co., Michigan, and that the streets, roads, and drives as shown on said plat are hereby dedicated to the use of the public and that the lots as shown on said plat are hereby dedicated to the lot owners of said plat.

Signed and Sealed in Presence of
 1. *Magda Samowicki*
 2. *Freda Sawolak*

Ard R. Foster
Mabel Foster
Edna J. Foster

(L.S.)
 (L.S.)
 (L.S.)
 (L.S.)

STATE OF MICHIGAN
 County of Ingham 88

On this 10th day of May 1930 before me, a Notary Public in and for said county, personally appeared the above named Ard R. Foster and Edna J. Foster and Mabel Foster and Vera I. Foster their wives respectively, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Notary Public

Notary Public, Ingham Co., Michigan

* My Commission expires 1st day of June 1931

COONEY TREASURER'S CERTIFICATE

Office of County Treasurer, Ingham County.
 I hereby certify that there are no tax liens or titles held by the State on the lands described below, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 10th day of May 1930, and that the taxes for said period of five years are paid, as shown by the records of this office.
 This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.
 Commencing at a point 106.95 ft. East and 253.1 ft. South of the center of Sec. 3, T. 4 N., R. 12 W., Michigan Meridian, Ingham Co., Michigan, thence S. 45° 45' W. 224.85 ft., thence to the left on a curve with a radius of 66.5 ft., thence S. 25° 53' E. along the westerly line of Pine Lake Road 535.59 ft., to the Northern line of Bliss St., thence N. 85° 45' E. 118 ft., thence N. 15° 46' W. 132.0 ft., thence N. 85° 43' E. 145.0 ft., thence N. 15° 46' W. 200.0 ft., thence N. 85° 43' E. 255.5 ft., to the westerly bank of Bliss Lake, thence N. 27° 37' W. 415.9 ft., thence to the left on a 100.0 ft. radius curve 233.8 ft., thence to the right on a curve of 181.4 ft. radius and 113.8 ft. thence S. 75° 05' W. 48.32 ft., thence N. 45° E. 32.0 ft. to the place of beginning.

EMBRACED CERTIFICATE

I hereby certify that the plat herein set forth is a correct one and that permanent record has been made of said plat in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan.

Francis H. Bateman, Registered Surveyor

CERTIFICATE OF NOTARIAL AUTHORITY

This plat was approved by the Township Board of Township of Ingham at a meeting held on the 10th day of May 1930.

Joseph J. Smith, Township Clerk

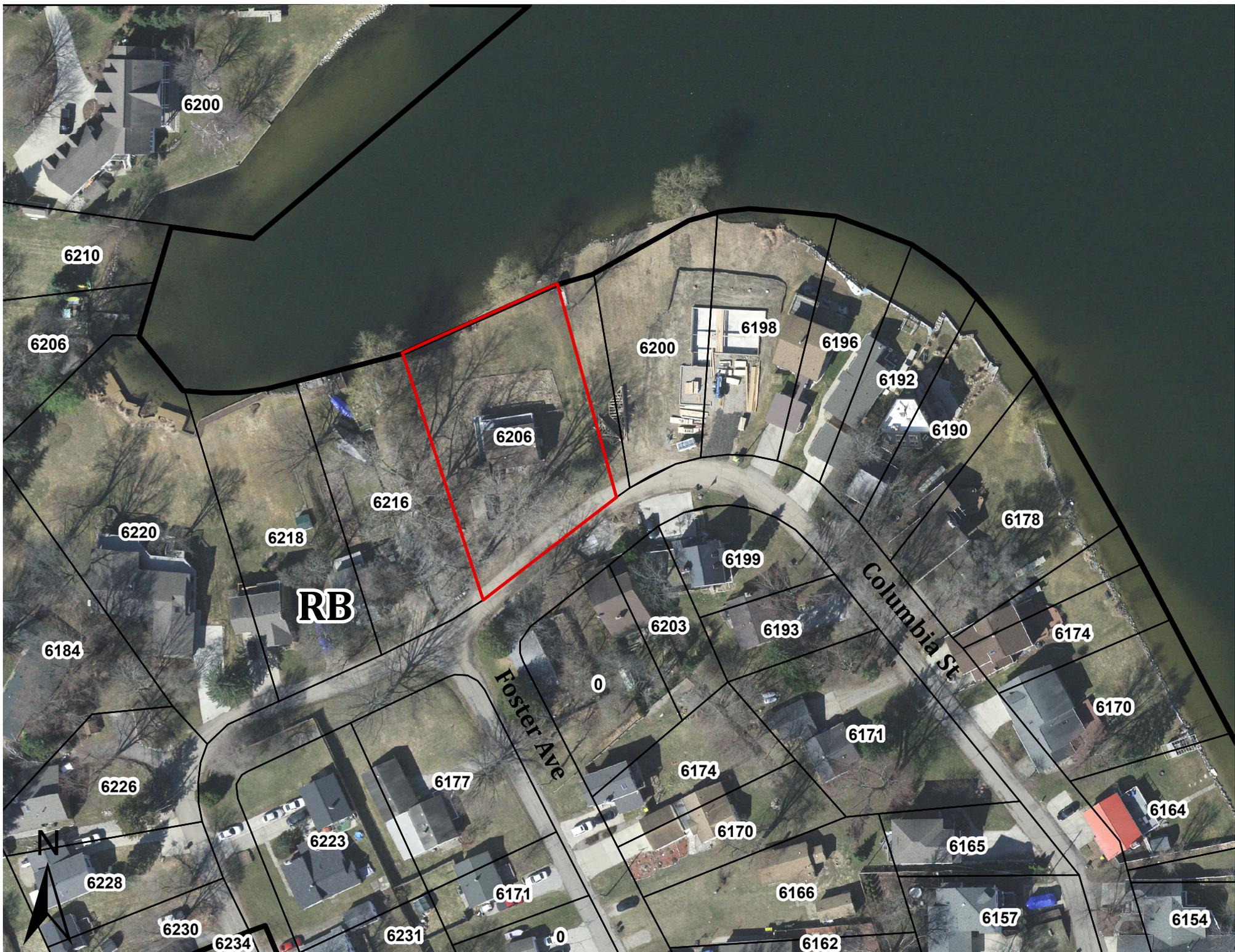
CERTIFICATE OF APPROVAL BY COUNTY CLERK

This plat was approved by the County Clerk of Ingham County, Michigan, on the 10th day of May 1930.

L. B. Smith, County Clerk
Joseph J. Smith, Township Clerk
Francis H. Bateman, Registered Surveyor

REGISTERED SURVEYOR

Francis H. Bateman
 Registered Surveyor
 Ingham County, Michigan



6200

6210

6206

6200

6198

6196

6192

6190

6206

6216

6220

6218

RB

6199

6178

6184

6203

6193

6174

Foster Ave

Columbia St

6170

6171

N

6226

6177

6174

6164

6223

6170

6165

6228

6171

6166

6157

6230

6234

6231

0

6162

6154



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: March 9, 2023
Re: ZBA Case No. 23-03 (2292 Lake Lansing)

ZBA CASE NO.: 23-03 (2292 Lake Lansing), Susan Luks & Edward Clayton, 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 variances from the following sections 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.
- Section 86-565 (1). In a front yard. No accessory building shall project into any front yard.

The applicant has requested variances to construct a 400 square foot carport (accessory structure) in the front yard setback at 2292 Lake Lansing Road. The approximate 2.9-acre site is zoned RR (Rural Residential). In 2018, a variance was granted to allow the construction of a deck/porch entirely within the 100-foot front yard setback (ZBA #18-10-24-2).

The site plan shows an existing 2,564 square foot single family house built in 1900 and the proposed 20' x 20' carport. Section 86-374 (d)(5)(a) requires a 100 foot front yard setback for Principal Arterial roads. The proposed carport will be located entirely within the front yard setback. At the closest point the carport is proposed to be 62' from the centerline of the Lake Lansing Road right-of-way (ROW); therefore the applicant is requesting a variance of 38'.

Section 86-565 (1) states that no accessory building can project in the front yard. Because the property is on a corner lot there are two front yards, one on Lake Lansing Road, and one on Newton Road. The carport is proposed to be located in the front yard of Newton Road. The carport will be approximately 22 feet from the house and project a total of 42' into the front yard. A variance of 42 feet is requested.

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 Susan Luks and Edward Clayton
Address of Applicant 2292 E Lake Lansing Rd
East Lansing
Telephone (Work) - Telephone (Home) (517) 282-4876
Fax _____ Email address: SUSAN@SDLUKS.COM
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 2292 E Lake Lansing Rd East Lansing
Zoning district _____ Parcel number 33-02-02-04-376-006
- 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) _____

- 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)

Edward F. Clayton Edward F. Clayton 1/23/2023
Susan C. Luks Susan C. Luks Date
Signature of Applicant Print Name Date

Fee: \$350.00 Received by/Date: [Signature] 2/6/23

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] 2/6/23
Signature of Applicant(s) Date
Edward F. Clayton 2/6/23
Signature of Applicant(s) Date

Meridian Township Variance Request for: 2292 Lake Lansing Road

Owners:
Edward Clayton & Susan Luks

Contents:

Project / Request Overview

Current Zoning Map

Variance Application Supplement Question

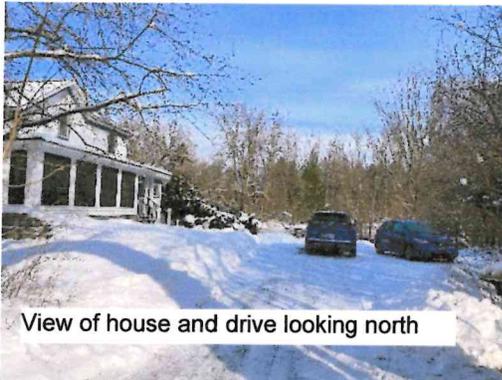
Project Elevation View

Project Plan View

Proof of Ownership

Project / Request Overview

This application is to obtain a variance to construct a carport 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 and drive looking north

This property sits on several acres and is currently zoned Rural Residential (RR). The carport will allow safer 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 and carport will remain screened by vegetation and landform as viewed from Lake Lansing Road.

The proposed carport maintains the status of the property which is already out of conformance with the 100' setback but would add safer access from the house to cars with a needed handicap safety adjustment, especially in the winter months, by keeping access to the cars free of ice and snow.

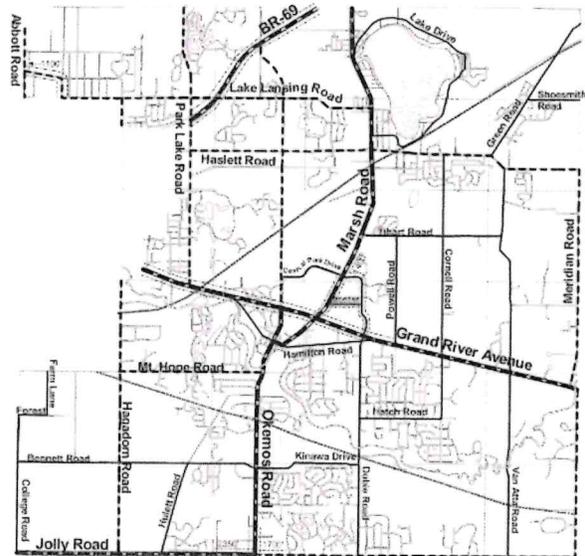
The house is in excess of 100 years old and has been the property of Edward Clayton and Susan Luks since 1998. This application is to allow for covered parking directly across from the home entrances.



View of property from Lake Lansing rd.

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. This proposal does not change where cars are parked, it only makes access to and from them safer for ageing residents.

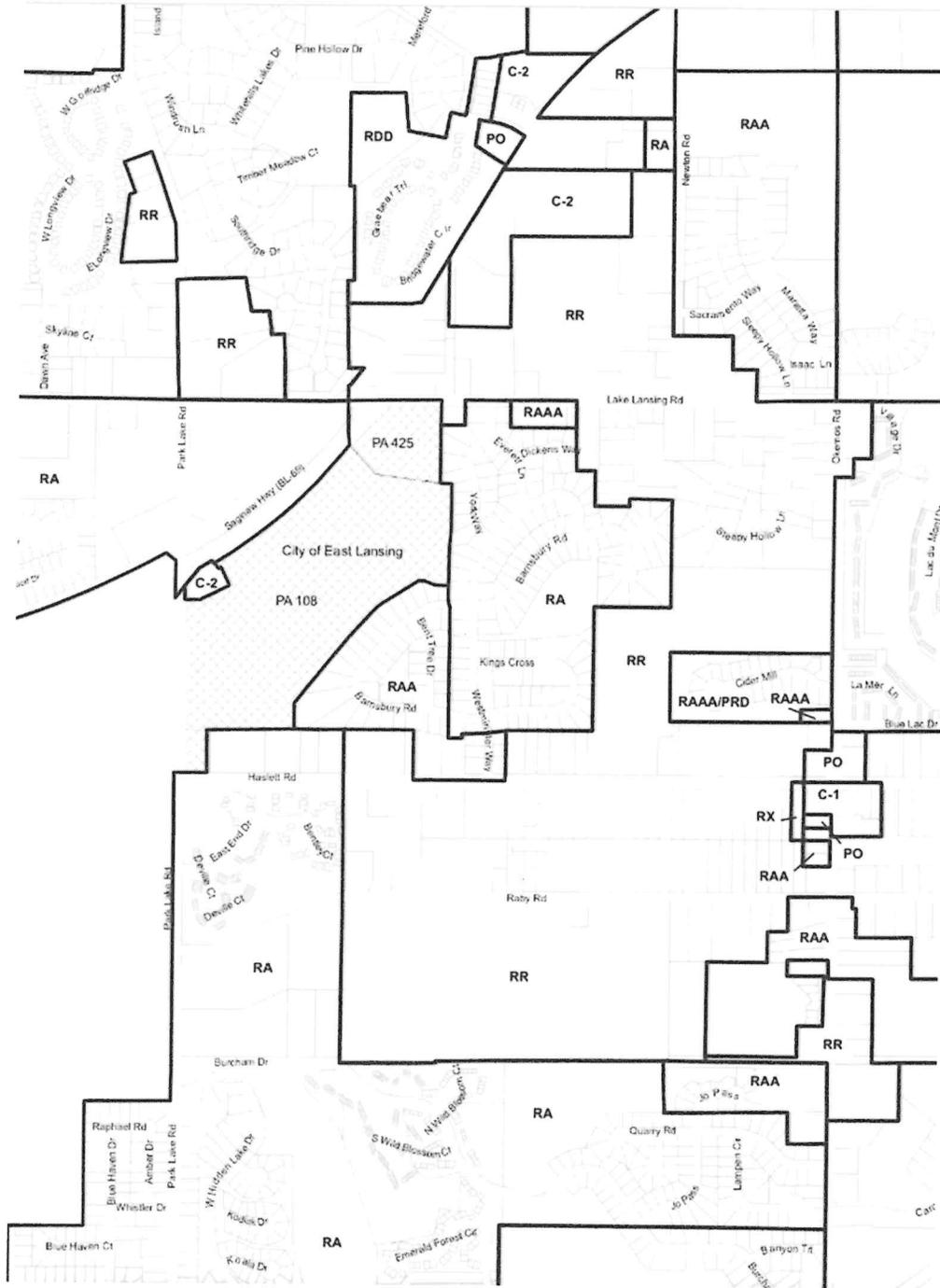


Classifications	Setback from C/L
— Collector	85'
- - - Minor Arterial	100'
— Principal Arterial	100'
.....	Required Frontage Road/Service Drive Locations

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



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 district and these unique circumstances are not self-created.

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 entrances that do not conform to the set back requirements. A handicap ramp/walkway was added to the home in 2018 to allow for access into the home. This proposed carport ties into that access.

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, and there is a pronounced downward slope to the north of the current driveway that prohibits moving the drive farther back from the road.

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

The strict interpretation and enforcement of the literal terms of the code in this instance will in essence eliminate the ability to add the safety measure of covered parking accessible to the entrances into the home.

3. Granting the variance is the minimum action necessary 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 carport will only cover the place where cars are currently parked. 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 who both reside at the home.

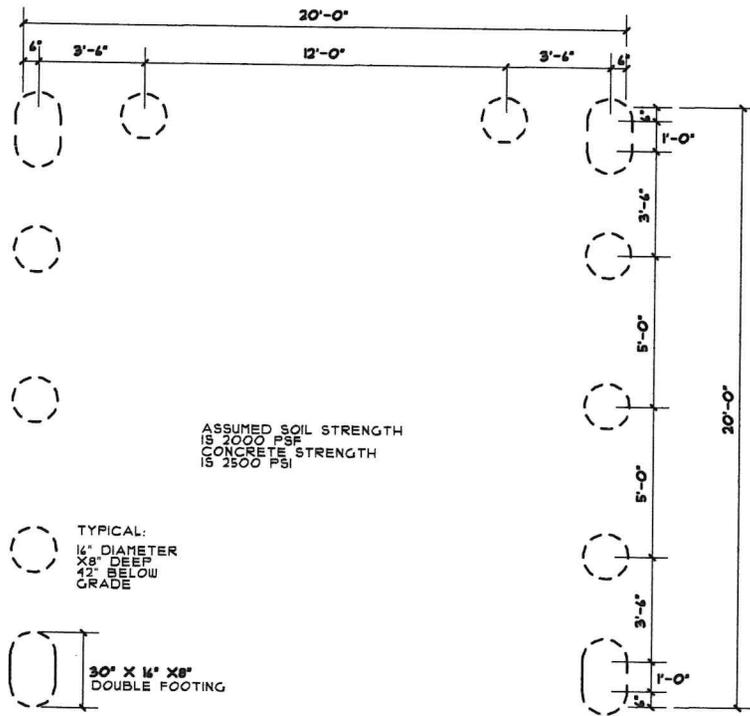
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property

A variance in this instance, will not adversely affect adjacent land or thee 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*).

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.

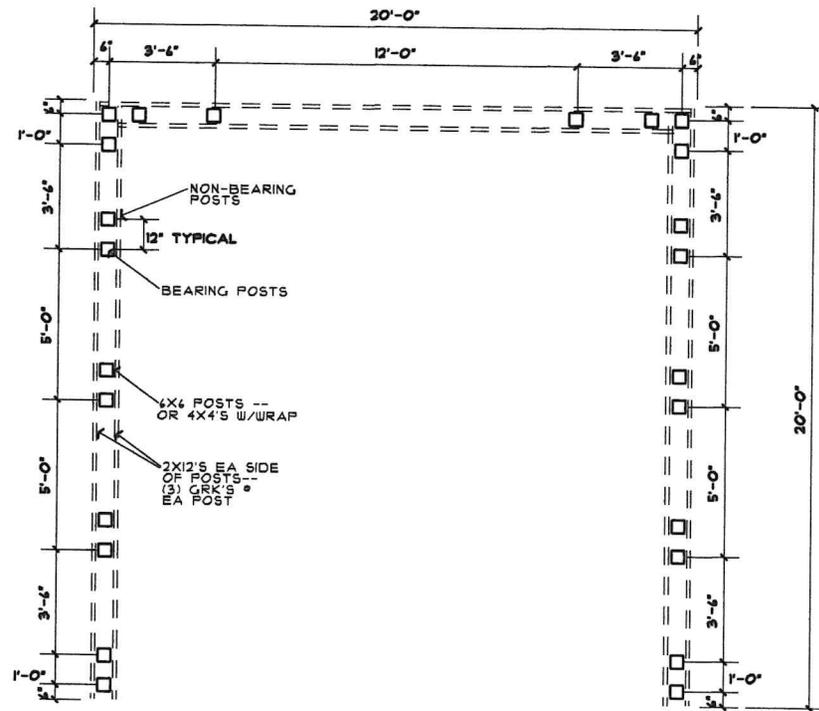
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter

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.



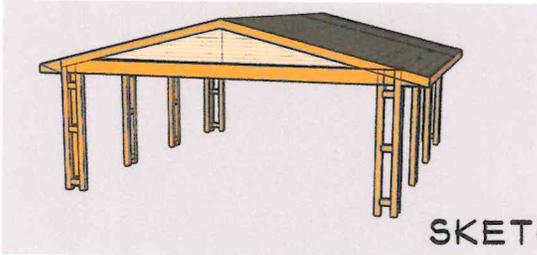
SOUTH ELEVATION

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

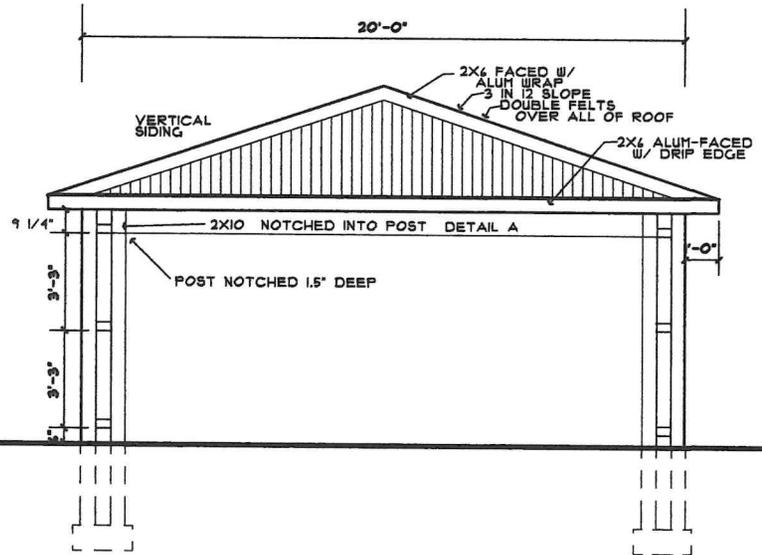


WEST / EAST ELEVATION

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

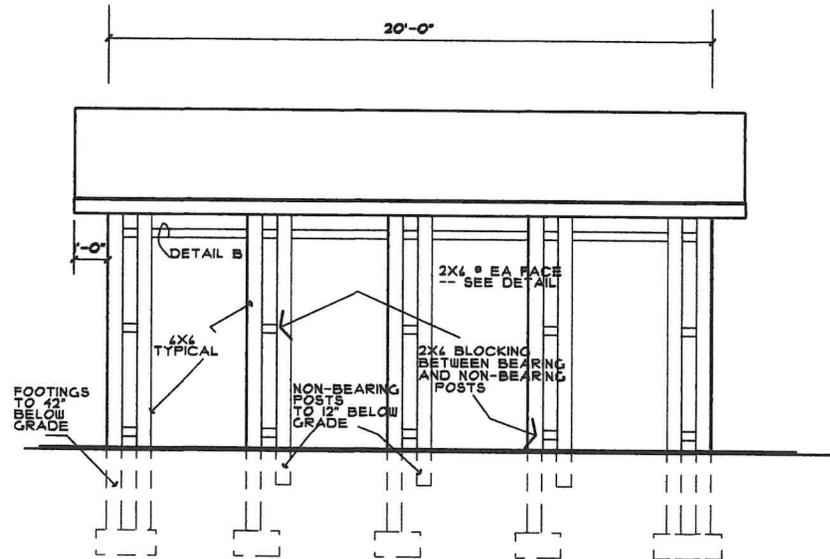
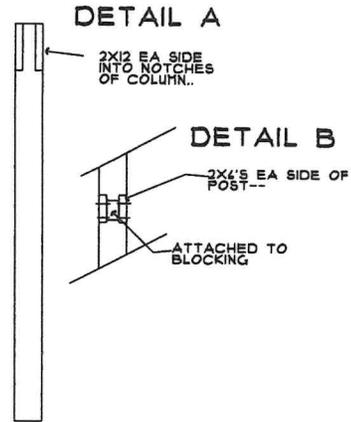


SKETCH



SOUTH ELEVATION

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



WEST / EAST ELEVATION

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

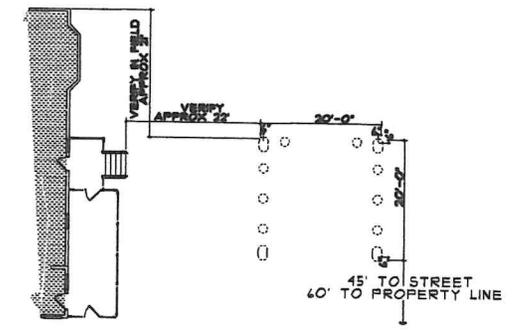
SHT 3
 DRAWINGS PREPARED
 BY LIZ HARLOW
 ARCHITECT
 HOME OF EDWARD CLAYTON
 & SUSAN LUKS
 CARPORT ADDITION
 2803 E LAKE LANSING RD
 EAST LANSING MI 48023



PROJECT IS THE CONSTRUCTION OF AN OPEN 2-SPACE CARPORT - PAVING BELOW NEW CARPORT AND EXISTING DRIVE TO CARPORT ARE COMPOSED OF COMPACTED GRAVEL

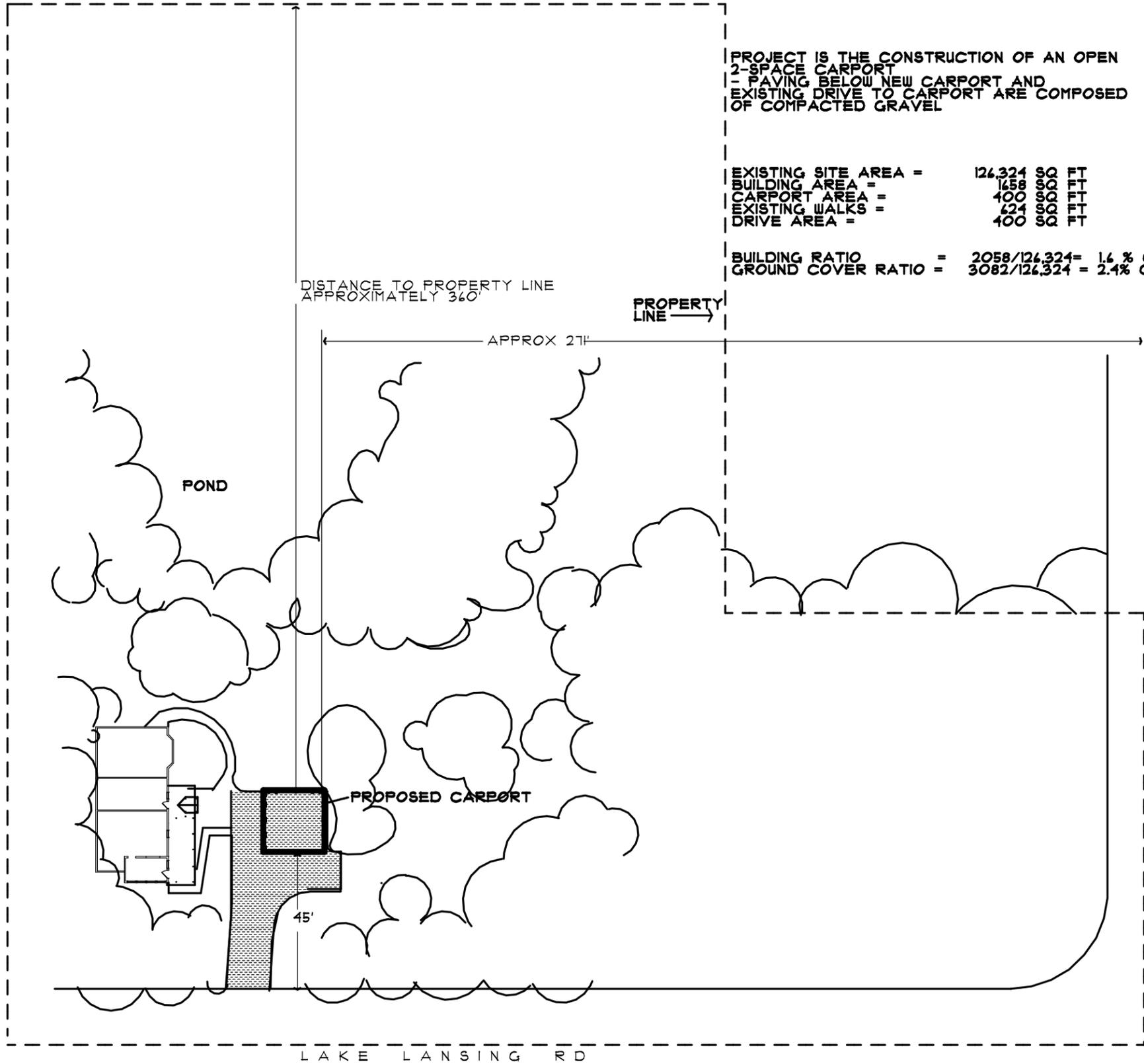
EXISTING SITE AREA = 126,324 SQ FT
 BUILDING AREA = 158 SQ FT
 CARPORT AREA = 400 SQ FT
 EXISTING WALKS = 624 SQ FT
 DRIVE AREA = 400 SQ FT

BUILDING RATIO = $2058/126,324 = 1.6\%$ COVERAGE
 GROUND COVER RATIO = $3082/126,324 = 2.4\%$ COVERAGE

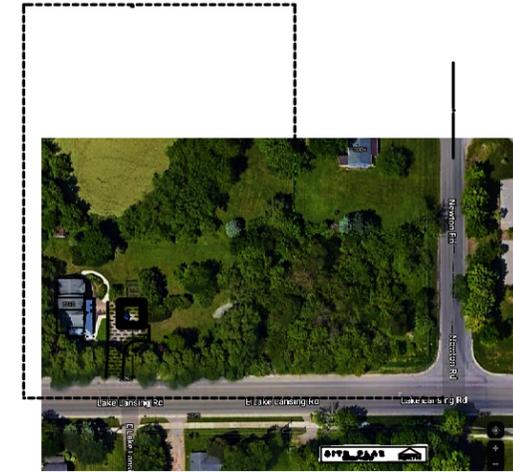


LOCATION OF CARPORT RELATIVE TO HOUSE
 SCALE: 1" = 10'-0"

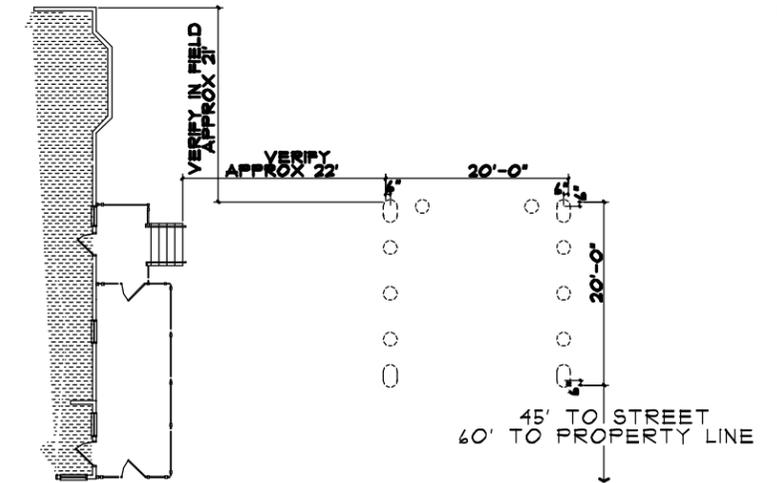
SHT 1	
DRAWINGS PREPARED BY HARROW, LIZ RCG 03 0814	
HOME OF EDWARD CLAYTON & SUSAN LUKS	
CARPORT ADDITION 2575 E LAKE LANSING RD EAST LANSING MI 48023	



SITE PLAN
 SCALE: 1" = 40'-0"
 NORTH



SITE PLAN
 SCALE: 1" = 40'-0"
 NORTH



LOCATION OF CARPORT RELATIVE TO HOUSE
 SCALE: 1" = 20'-0"

SHT 1

DRAWINGS PREPARED BY
 DEE HARROW, ARCHITECT
 511 803 8814

CARPORT ADDITION HOME OF EDWARD CLAYTON
 2212 E LAKE LANSING RD
 EAST LANSING MI 48023



RAA

RR

Newton Rd

E Lake Lansing Rd



2329

2315

2309

2293

0

2275

2271

2245

2227

0

5985

2332

2289

0

0

0

2201

0

6046

6040

6031

6024

2292

2310

6025



To: Zoning Board of Appeals

From: Keith Chapman, Assistant Planner

Date: February 9, 2023

Re: Election of Chair and Vice-Chair

The Zoning Board of Appeals rules of procedure require that at the first regular meeting each calendar year the Board must select from its members a Chair and Vice-Chair. In accordance with Section 86-62(c)(5) of the Code of Ordinances, an elected official of the Township cannot serve as chair or vice-chair of the Zoning Board of Appeals. The general duties of each position are as follows:

Chair: The chair shall preside at all meetings, authorize calls for special meetings, and perform such other duties as may be specified by the Zoning Board of Appeals.

Vice-Chair: The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

At the meeting on February 15, 2023 the current chair will request nominations for the officer positions listed above. Once nominations are made the Zoning Board of Appeals will vote on each office. The Board member receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected.