

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, May 13, 2015 6:30 PM
TOWN HALL ROOM**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday April 22, 2015

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 15-05-13-1 RICHARD NEMETH, 3159 BIRCH ROW DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 3159 Birch Row Drive
TAX PARCEL: 06-452-001
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting variances to allow a 532 square foot addition on to the existing non-conforming single-family dwelling at 3159 Birch Row Drive.

2. ZBA CASE NO. 15-05-13-2 COURTESY FORD, 1830 GRAND RIVER AVENUE, OKEMOS, MI 48864

DESCRIPTION: 1830 Grand River Avenue
TAX PARCEL: 22-176-017
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)a., which states one (1) wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant is requesting a variance to install more than one wall sign on the front façade of the building and to install wall signs on the side of the building (west façade) that is not the front façade, at Courtesy Ford, located at 1830 Grand River Avenue.

☞ 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 – NONE

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.

BRET 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.

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, APRIL 22, 2015

PRESENT: Members Jackson, Ohlrogge, Hershiser, Chair Beauchine
ABSENT: Member LeGoff
STAFF: Rick Brown, Associate Planner

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA WITH THE ADDITION OF ONE ITEM AFTER THE APPROVAL OF THE MINUTES TO DISCUSS QUORUM.

SECONDED BY MEMBER OHLROGGE

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, April 8, 2015

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER HERSHISER

CHAIR BEAUCHINE AMENDED THE APPROVAL TO CHANGE THE MINUTES HEADER DATE TO APRIL 8, 2015.

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

Member Ohlrogge alerted applicants Member LeGoff is absent, and there is no alternate. Applicants are entitled to five board members.

Chair Beauchine specified the majority rule stated there needs to be a majority of three in order for a variance to be approved or denied, and four board members were present. Applicants were given the option to move ahead with their cases or postpone them until the next meeting on May 13, 2015. Applicants for both cases elected to have their cases heard at the present meeting.

Chair Beauchine reminded the audience the Zoning Board of Appeals is looking for alternate board members. If anyone is interested in being an alternate, please fill out an application for public service.

E. NEW BUSINESS

1. ZBA CASE NO. 15-04-22-1, JOHN DERENGOSKI, 1637 GREENCREST, EAST LANSING, MI 48823

DESCRIPTION:	6429 E. Reynolds Road
TAX PARCEL:	02-151-034
ZONING DISTRICT:	RB (Single Family-High Density)

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

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided that such alteration or extension shall not increase the area, height, bulk, use, or extent of the

structure and shall satisfy all other applicable site development regulations.

The applicant is requesting variances to allow structural alterations to an existing nonconforming single family dwelling at 6429 East Reynolds.

Mr. Brown outlined the case for discussion.

John Derengoski, 1637 Greencrest Ave., East Lansing, stated they would not be tearing down any outside walls and would be installing siding and other materials to the outside walls. They are concerned if the west wall needs to be a fire wall with noncombustible materials the two west facing windows may need to be removed. There is no option to move the windows to another wall. They are requesting to keep the west facing windows and add an egress.

Chair Beauchine closed public remarks.

Member Jackson inquired if the west facing windows were not removed, would this interfere with the requirement to use noncombustible materials on the west wall.

Mr. Derengoski affirmed if the west wall had to be built as a fire rated wall with noncombustible materials, the west facing windows would likely need to be removed.

Mr. Brown pointed out windows are not considered a noncombustible material according to the fire code.

Mr. Derengoski further requested using standard construction materials without having a fire wall.

Mr. Brown argued they could not offer a variance on standard construction materials since that is a fire code issue and not a zoning code issue.

Mr. Brown read the ordinance code, which stated, "any portion of a residential dwelling shall be built with noncombustible materials, or with a one-hour fire rating." The setback requirement in the Overlay District is five feet. The house is nonconforming with a 4.2 foot setback. The two west facing windows are made of glass and therefore not considered fire retardant. This is a fire code issue. The Zoning Board of Appeals (ZBA) does not have jurisdiction over fire codes.

Member Hershiser recommended making a motion to approve the variance with the condition all siding be noncombustible.

Member Ohlrogge suggested the issue may need to be referred to the Fire Marshal.

Mr. Brown stated the fire provision in the ordinance was mandated by the fire department. It may be solved through discussion with the Fire Marshal. There is concern over granting a variance which supersedes the fire code.

Member Ohlrogge said this was a safety issue, and she would not question the Fire Marshal.

Member Jackson agreed with Member Ohlrogge, and reiterated the setback requirement was a zoning issue rather than a fire issue. She asked staff if applicant could build a wall to satisfy the fire safety issue.

Mr. Brown maintained the variance specified adding height and a dormer to the home, along with siding to the west wall.

Member Hershiser asked staff if the Fire Marshal could override the variance approval.

Mr. Brown assured the board the Fire Marshal would only address the fire code provision.

Chair Beauchine argued the ordinance clearly stated the use of noncombustible materials or a one hour fire rating. The variance request involved adding height and bulk to the structure with minimal change to the footprint. If a motion was made specifying the structure already existed and would be updated with noncombustible materials, it could provide the Fire Marshal the flexibility to accept the variance approval as written.

Member Ohlrogge asked the applicant if fire safety would be addressed.

Mr. Derengoski replied in the affirmative.

Member Ohlrogge asked if there was an ordinance requiring bedrooms to have windows.

Mr. Brown replied the requirement for windows in bedrooms was part of the building code.

Chair Beauchine asked applicant what kind of siding would be used on the home.

Mr. Derengoski replied it would be vinyl siding with monogram, which is not a fire rated siding.

Member Jackson stated the intent of the ordinance allowed residents to remodel nonconforming structures, while holding them to strict standards. The ZBA ruling should address structural safety rather than fire safety of the structure.

Member Hershiser suggested a condition requiring noncombustible materials.

Mr. Brown responded the issue of noncombustible materials would be addressed by the Building Inspector.

Member Ohlrogge pointed out fire safety concerns must be addressed and carried out by fire officials as a condition of the motion.

MEMBER HERSHISER MOVED TO APPROVE CASE #15-04-22-1 AS REQUESTED, MAKING SURE STAFF DIRECTS THE FIRE DEPARTMENT TO LOOK OVER THE ORDINANCE ADDRESSING NONCOMBUSTIBLE MATERIALS.

SECONDED BY COMMISSIONER JACKSON.

Member Ohlrogge outlined the review criteria (Section 86-221) to be considered for approval of the variance: The unique circumstances are particular to the structure, and are not self-created; strict interpretation enforcement would not result in practical difficulties, preventing the owner from using the property for its permitted purpose; granting this variance is the minimum action required to make use of the structure; is not contrary to public interest; will not affect the adjacent land and vicinity; and granting this variance will be consistent with the public interest. She voiced concerns with meeting the criteria relative to public and fire safety, use of the structure, and approval of all applicable variances by the Fire Marshal.

MEMBER OHLROGGE OFFERED THE FOLLOWING FRIENDLY AMENDMENT: THE ISSUES PRESENTED IN TERMS OF OUR CRITERIA ARE ADDRESSED.

THE FRIENDLY AMENDMENT WAS NOT ACCEPTED BY THE MAKER OR SECONDER OF THE MOTION.

Mr. Brown said the Fire Marshal has the latitude to agree, disagree, or compromise on the issues related to fire safety.

Member Ohlrogge agreed to defer the issue to the fire safety officials, citing family safety as the main concern.

Member Jackson asked if a condition could be placed on the variance approval requiring disclosure of materials used on any west wall remodel.

Chair Beauchine indicated a rider would not be necessary since there are time limits to variance approvals.

Member Jackson confirmed the variance approval from last year was still in effect, although it did not address any fire safety issue.

Member Ohlrogge suggested leaving the west wall untouched in the renovation.

Mr. Brown countered significant improvements were being done to the home, and the Director and Building Inspector could require the entire home be brought up to code due to the extent of renovations.

CHAIR BEAUCHINE CLARIFIED THE MOTION OFFERING THE FOLLOWING AMENDMENT: ASSURE THE PLANNING STAFF COMMUNICATES WITH THE FIRE MARSHAL AND BUILDING INSPECTOR REGARDING THE APPROVED VARIANCES FOR THE BULK AND HEIGHT COMPONENT.

CONCURRED BY MEMBER OHLROGGE.

VOICE VOTE: YES: Member Hershiser, Jackson, Ohlrogge, Chair Beauchine

NO: None

Motion carried 4-0.

2. ZBA CASE NO. 15-04-22-2 ERIK AND FELICIA LINDELL, 2349 HASLETT ROAD, EAST LANSING, MI 48823

DESCRIPTION:	2349 Haslett Road
TAX PARCEL:	09-327-029
ZONING DISTRICT:	RR (Rural Residential)

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

- Section 86-502 – which states an accessory building not attached or made part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.
- Section 86-565 – which states no accessory building shall be closer than five feet to any side lot line.

The applicant is requesting variances to replace the existing non-conforming garage with an accessory shed structure proposed to be setback one-foot from the east property line and six feet from the residential dwelling at 2349 Haslett Road.

Mr. Brown outlined the case for discussion.

Mr. Dennis Rosen, 1915 Wilderness Drive, Dewitt, general contractor, suggested he could change the rear garage/shed configuration from an L-shaped structure to a T-shaped structure, which would create the required five foot setback from the property line, as opposed to a one foot setback in the original plan.

Mr. Brown presented the site plan drawings to illustrate Mr. Rosen's suggested changes of a T-shaped structure for the new garage/shed. He pointed out the new garage/shed would need a 10 foot separation from the existing rear deck.

Chair Beauchine closed public remarks.

Member Ohlrogge agreed with changing the garage/shed to a T-shaped structure for compliance of the setback requirement at the lot line. She specified the 10 foot separation requirement between the house and garage/shed was for fire safety. She pointed out there is a 24 foot expanse on the west side of the property, and asked Mr. Rosen to confirm this expanse could accommodate emergency vehicle access.

Mr. Rosen answered in the affirmative.

Mr. Brown clarified the 10 foot separation requirement was a fire safety issue.

Chair Beauchine read the mortgage report which clearly stated no dimensions listed should be used to establish property lines, or in the building of structures or fences. Official lot surveys included locations of property line markers. From the township perspective it is imperative a survey be done to confirm the east property line.

Mr. Brown indicated the township approved plot plans, surveys and mortgage reports done by a licensed surveyor as an acceptable means for demonstrating property lines. It would be preferable to be confirmed by a survey delineated at the east property line.

Chair Beauchine stated the T-shaped building would minimize the variance issue and provide the necessary 5 foot setback requirement.

Mr. Brown stated the rear deck extends further east than the house requiring confirmation of a 10 foot separation from the garage/shed.

Chair Beauchine noted there is the 6 foot walkway between the buildings which counts toward the separation requirement. He agreed with requiring measurement confirmation, irrespective of a motion condition.

MEMBER HERSHISER MADE A MOTION TO APPROVE WITH THE CONDITION THE GARAGE/SHED BE BUILT IN THE T-SHAPED CONFIGURATION.

SECONDED BY CHAIR BEAUCHINE.

Member Hershiser outlined the review criteria (Section 86-221) to be considered for approval of the variance. The unique circumstances are particular to the structure, and are not self-created. Strict interpretation of enforcement would result in practical difficulties, preventing the owner from using the property for its permitted purpose. Granting this variance is the minimum action to make use of the structure, not contrary to public interest, and will not affect the adjacent land and vicinity. Granting this variance will be consistent with the public interest.

Member Hershiser cited the letter submitted by the neighbor indicated approval of the variance would improve the property and adjacent land.

Member Ohlrogge pointed out the earlier concern of confirming property lines by performing a survey was not mentioned as a condition in the motion.

Mr. Brown spoke to Mr. Rosen and confirmed a survey would automatically be requested on the east property line as a matter of liability.

Member Ohlrogge asked staff if the new garage/shed required the use of noncombustible materials.

Mr. Brown replied the requirement for noncombustible materials was limited to the Lake Lansing Overlay District. The 10 foot separation requirement was mandated to accommodate emergency vehicles, which the Building Inspector would address with the Fire Marshal if the distance was determined to be less than 10 feet.

Member Jackson argued the possibility for the garage/shed to be rebuilt at the rear of the property, instead of rebuilding on a nonconforming pad, averting the need for a variance.

Member Ohlrogge validated the argument by Member Jackson to rebuild the garage/shed at the rear of the property, resulting in compliance with the ordinance while maintaining property views.

Member Hershiser agreed and asked Mr. Rosen if there were mature trees at the rear of the property.

Mr. Rosen responded in the affirmative.

Chair Beauchine argued the purpose of the Zoning Board of Appeals was to ensure compliance with township ordinances by either approving or denying the variances brought to the board by the Planning department.

Member Ohlrogge supported Chair Beauchine's insights.

VOICE VOTE: YES: Member Hershiser, Jackson, Ohlrogge, Chair Beauchine
NO: None
Motion carried 4-0.

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

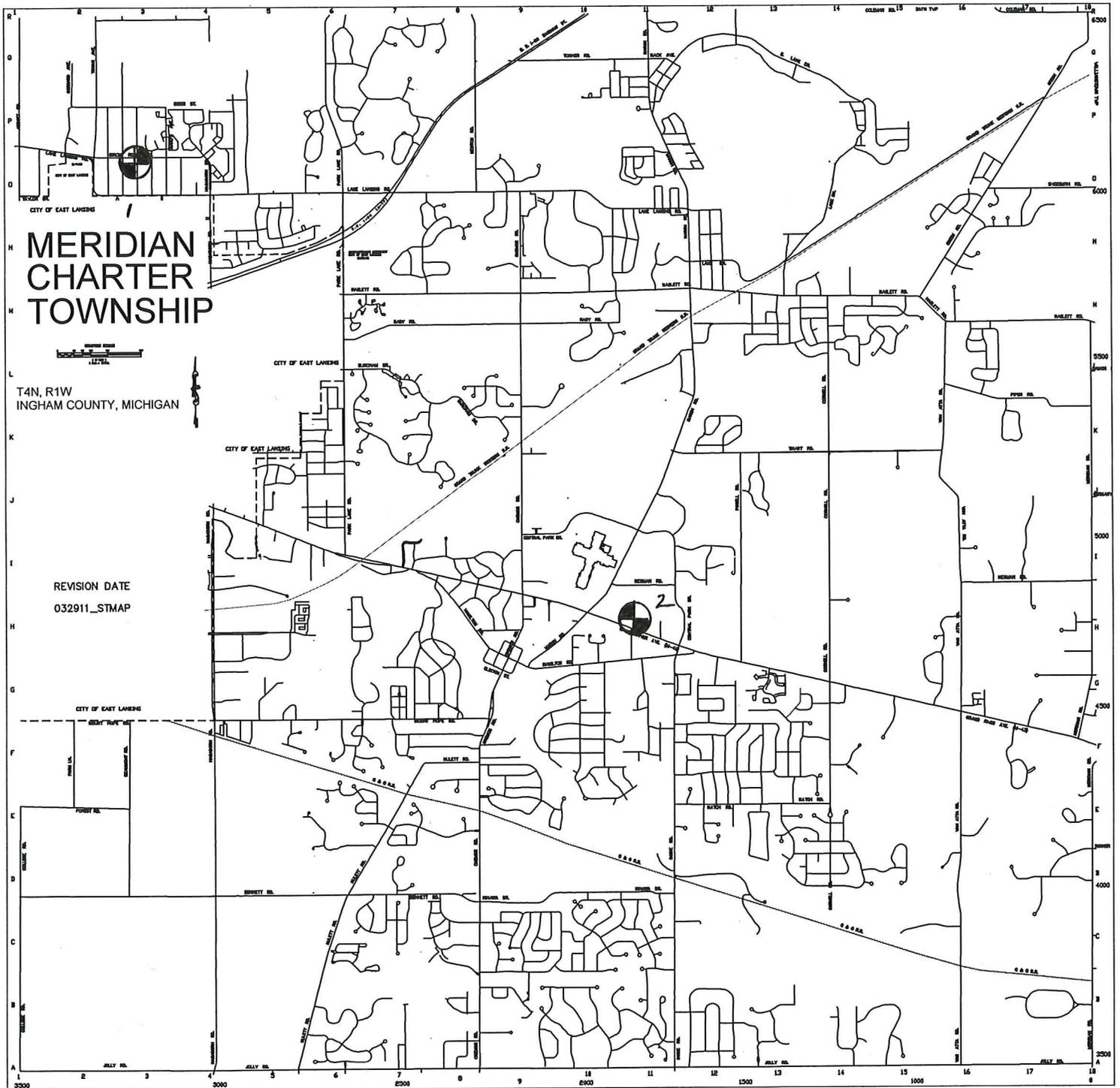
None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:34 p.m.

Respectfully Submitted,

Erin M. Bierly
Recording Secretary



1 ZBA CASE #15-05-13-1: RICHARD P. NEMETH

2 ZBA CASE #15-05-13-2: COURTESY FORD

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 the Ordinance would result in practical difficulties.
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.
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, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

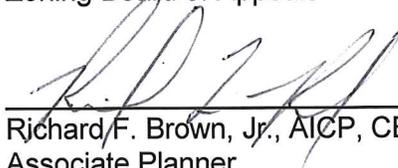
1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate 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.

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: May 6, 2015

RE: ZBA Case No. 15-05-13-1

ZBA CASE NO.: 15-05-13-1, RICHARD NEMETH, 3159 BIRCH ROW DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 3159 Birch Row Drive

TAX PARCEL: 06-452-001

ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The existing, one-story single-family dwelling was built in 1940 and contains 606 square feet of floor area. In regards to setbacks, it is nonconforming due to its side setback on the east (5.2 feet), as well as its front setbacks on both the Pollard Avenue and Birch Row Drive street frontages; 19.9 feet and 23.3 feet respectively. The dwelling also is nonconforming due to its size, as a minimum of 800 square feet is required by Section 86-374(d)(8) in the RB (Single Family-High Density) zoning district. The proposed addition would bring the dwelling into conformity with this section.

The applicant is requesting the variance to allow construction of a one-story, 532 square foot addition onto the existing nonconforming single-family dwelling. Because the existing dwelling sits slightly askew on a north-south axis, the addition will be 5.5 feet from east (side) property line and 19.7 feet from the street right-of-way line of Pollard Avenue. The submitted plans show a small porch on the east side of the addition. The applicant has indicated to staff that the porch can be revised to a stoop by reducing it to three foot in depth and by removing the railing to avoid being located so close to the east property line.

An 880 square foot nonconforming barn is located south of the dwelling. The proposed addition to the dwelling will be setback 26 feet from the barn.

Site History

- The 606 square foot single-family dwelling was constructed in 1940.
- The 0.23 acre subject site is zoned RB (Single Family-High Density).

ZBA Case No. 15-05-13-1

May 6, 2015

Page 2

- The submitted plan shows the existing dwelling to be situated as close as 5.2 feet from the east property line, 19.9 feet from the street right-of-way line of Pollard Avenue, and 23.3 feet from the street right-of-way line of Birch Row.
- Variances to allow the enlargement of the pre-existing nonconforming garage were requested by a previous property owner in 1983 and 1984 – the request in 1983 was tabled, while the one in 1984 was denied.

Attachments

1. Site location map and aerial photo
2. Application materials
3. Minutes of ZBA Cases #83-11-09-8 and #84-05-09-1
4. Survey

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Birch Row Dr

Pollard Ave

Ingham County
Register of Deeds

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

VARIANCE APPLICATION

A. Applicant Richard P. Nemeth
Address of Applicant 3159 Birch Row Dr. E. Lansing
Telephone (Work) 517-45-7054 Telephone (Home) same
Fax _____ Email address: buga.gramy@yahoo.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 3159 Birch Row Dr. E. Lansing
Zoning district RB Parcel number 06-452-001

- 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
 - 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)
- Architectural sketches
 - Other

Richard P. Nemeth Richard P. Nemeth 4/14/15
Signature of Applicant Print Name Date

Fee: \$150 Received by/Date: [Signature] 4/13/15

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 P. Nemeth 4/14/15
Signature of Applicant(s) Date

Signature of Applicant(s) Date

April 14th 2015

Proposal letter to building/zoning department requesting a variance for allowing an addition to be built on the south end of the existing house at 3159 Birch Row Dr. in East Lansing, MI.

I am asking that a variance allowing a new addition be built onto an existing house following the same setback distance as the existing structure. The reason for this addition is to create more livable space for my family and to complement the townships efforts to beautify/update this entire Tower Gardens area.

It is the absolute intent for our own personal architectural preferences as well as the needs of the Zoning Administrator/Planning Commission to build this addition that specifically blends in with not only, the existing neighborhood but also in complete harmony with the townships vision for this residential community. This variance would apply primarily to the area on the west side of the property on Pollard St.

Support of favorable findings

- A) "Literal enforcement"... would result in unnecessary hardship for us to live in a very small space.
- B) The granting of such variance will not be materially detrimental to the public welfare.
- C) The proposed variance does no harm to either public or private interest and is not injurious to any property or interest. In fact, granting of the proposed variance will serve only to create a more pleasing visual harmony by virtue of the careful architectural design to make the addition visually appealing, not negatively affecting the neighbors quality of life, property value, or peaceful co-existence. Quite the contrary.
- D) We did not create the non-conformity. We are not the original owners.
- E) We are only asking for the minimum allowable set back variance to construct this addition.
- F) We are not changing the essential character of the neighborhood.
- G) I have not had any negative feedback from the neighbors about this proposed addition.
- H) Other houses built in the same era on Pollard and Birch Row have similar setback distances and more square footage.

Photos and diagrams in support of the requested variance are attached.

Respectfully submitted,

Richard Nemeth
3159 Birch Row Dr.
East Lansing, MI 48823
Phone number - 517-645-7054
E-mail Address - buga.gramy@yahoo.com



8 1 3 2 7 1 0
Tx:4079448
10/22/2013 8:30:00 AM

2013-049338
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
10/22/2013 09:32 AM
PAGES: 1

QUIT CLAIM DEED

The Grantor(s) Richard Paul Nemeth and Brenda Joy Nemeth, (married) whose address is 7000 Johnson Rd., Potterville, Michigan 48876 and Ryan Lee Nemeth, (single) whose address is 2013 Williams, Lansing MI 48915 conveys and quit-claims to Richard Paul Nemeth and Brenda Joy Nemeth whose address is 7000 Johnson Rd. Potterville MI 48876 the following described premises situated in the Township of Meridian, County of Ingham, and State of Michigan, and particularly described as follows:

MP 3557 West 1/2 of the West 1/2 of Lots 327, 328, 329 and 330, Plat of Towar Gardens, Meridian Township, Ingham County, Michigan

Tax Parcel No. 33-02-02-06-452-001
Commonly known as: 3159 Birch Row Dr., E. Lansing, Michigan

For the sum of No Consideration

The Grantor(s) also grant to the Grantee(s) the right to make any and all divisions under Section 108 of the Land Division Act. Act No. 288 of Public Acts of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "this property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to easements, reservations, mineral rights and restrictions of record.

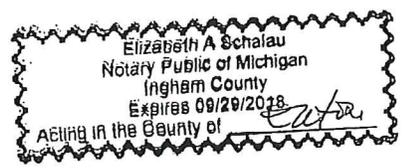
Dated: 10-21, 2013

WITNESSES:
Jessie Starkweather
Jessie Starkweather
Mary Ireland

SIGNED BY:
Richard Paul Nemeth
Richard Paul Nemeth
Brenda Joy Nemeth
Brenda Joy Nemeth
Ryan Lee Nemeth
Ryan Lee Nemeth

STATE OF MI
COUNTY OF Eaton ss

The instrument was acknowledged before me 21 day of Oct, 2013 by Richard Paul Nemeth, Brenda Joy Nemeth and Ryan Lee Nemeth.



Elizabeth A. Schalau
Notary Public
Eaton County,
My Commission expires 9/29/2018

When Recorded Return to: Richard & Brenda Nemeth
7000 Johnson Rd.
Potterville, MI 48876

Send Subsequent Tax Bills to: Richard & Brenda Nemeth
Drafted by: Richard & Brenda Nemeth, 7000 Johnson Rd, Potterville, MI 48876





We are residents of Ottawa Hills and are opposed to this request for a variance. These lots are in the flood plain and both of these lots frequently have standing water on them as a result of melting snow or after a rain. Also, these lots are located near Okemos drain and handle the overflow from the drain. These lots are on Okemos Road in a section where the flooding from heavy rains floods out the road. Careful planning is necessary when changing the makeup of these lots. To allow the dirt to remain there will force the water that is frequently on this property elsewhere.

Other reasons for not supporting this variance are that it may set a precedent for dumping "small amounts" of fill dirt in other places in the flood plain. We are in an area of rapid commercial growth and making any changes to the physical makeup of this area should be properly and thoughtfully planned out. This owner also had this dirt dumped there with disregard of the effects it would have on this flood plain area. He is in violation of the ordinances for this area.

We, again, are not supportive of this variance request and feel that the dirt should be removed. Sincerely,

Joan Yakemonis
Charles Yakemonis
4938 Hillcrest Avenue
Okemos, MI 48864"

Five other persons stated their objections to the fill being left there or spread over the area because of the flood plains.

Mr. Wayne Clinton, of 2485 Rosley Road, Williamston, MI stated the lots are not in his name because he is buying on a land contract. Prior to his buying the land, there was fill already on it. It was in the form of broken blacktop and chunks of concrete. The brush and weeds had taken over and for the past two years he has been trying to sell the land without success. He further stated he had a bulldozer in this summer and smoothed out, but it was still not to the point where he could plant grass and keep it mowed, and eventually sell it. He continued that as he was going down Grand River, he saw Mr. Mike David of Grand Ledge hauling black dirt, so he asked him about getting some of it. Mr. Davis never called Mr. Clinton back, and the next contact Mr. Clinton had was from Mr. Barrett who had stopped him from putting it in there. Mr. Davis apparently just dumped the dirt in one location not concerning himself with how much, or where Mr. Clinton wanted it.

Dr. Mostosky made the motion that the variance be DENIED and therefore have the fill removed. Mrs. Wing supported the motion.

Roll Call Vote:

YES: Members Halverson, Mostosky, Twohy, Wing and Chair Easley

NO: None

8. CASE NO. 83-11-9-8, Frank Basel, 1219 N. Walnut, Lansing, MI

Mr. Harlow stated applicant is requesting two variances from a zoning ordinance, parcel in question is located at the southeast corner of Birch Row and Pollard. The applicant proposed to repair a detached garage which is 4'6" from the right of way line of Pollard Avenue. Consequently, the structure is legally non-conforming.

The proposed repair would exceed a cost of 30 percent of the assessed value of the building. A variance is requested. Additionally, a variance to add to the garage is requested. This is resulting in a major remodeling or change in the structure in both the exterior and the support for the walls.

Mr. Harlow further stated he had two letters on this subject and he continued to read them, both of which are objecting to the granting of the variances due to the current appearance of the building and in the best interests of the community:

"November 8, 1983

I am unable to attend the meeting of the Meridian Township Zoning Board of Appeals scheduled Wednesday, November 9, 1983, because of a previously scheduled commitment.

Case No. 83-11-9-8, 3159 Birch Row, is of concern to me since I live adjacent to the property at 6082 Pollard Ave. (Lot 326 Towar Gardens).

I have no objections to the proposed use or enlargements of the structure in question. However, the current appearance of the building is unacceptable by the upgrading standards of the neighborhood. The best interests of the community, I believe, would be served if Meridian Township could stipulate that the owner must install all new exterior siding, roofing, etc. Furthermore, I feel the structure should be inspected to insure that it meets all applicable building codes.

I would like to emphasize that if Meridian Township cannot enforce the quality of the improvements to the "garage" within a reasonable time frame, then I oppose the granting of both variances.

I appreciate your efforts in presenting my views on this matter in my absence. Sincerely,

Ann R. Yokiell
6082 Pollard Ave.
East Lansing, MI 48823"

"November 9, 1983

The purpose of this memo is to bring to your attention some issues of concern the Community Development Division has with the above variance. I have enclosed for your review several photographs of the garage in question and the records from our Chief Code Enforcement Officers files as related to this property.

We have concern that the structure as presented in the photographs does not fit with the neighborhood revitalization efforts we have had under way since 1975 in the Towar Gardens Subdivision. Over 1.5 million in Community Development Block Grant Funds have been spent to help revitalize this area and the elimination of non-conforming structures such as the one above has been a high priority.

Please consider the attached information carefully on this request. Based on the objectives of our Community Development Program we would like to see this structure razed and removed.

Steve Sandstedt; Director, Community Development Division,
Meridian Charter Township"

Mr. Frank Basel stated he lives at 1219 N. Walnut, Lansing. This garage has been sitting there for a long time and it is in kind of a delapidated condition. At first they thought it could be repaired, but when looking farther the building was too far gone to have it repaired and decided to build a same structure except for the little offset, a little higher in height. Mr. Basel stated it will be much more sound that it's ever been with all new siding, etc.

Dr. Twohy stated as far as he could see the lot just could not be built on without a variance and that he thought Mr. Basel is entitled to a garage somewhere on the lot.

Mr Halverson made the motion to not grant the variance, the matter be TABLED and staff come back with a better idea or option, not necessarily that large. Dr. Twohy supported the motion.

Roll Call Vote:

YES: Members Wing, Mostosky, Halverson, Twohy and Chair Easley

NO: None

9. CASE NO. 83-11-9-9, Jeffrey Day, 116 Marcia St., Lansing, MI.

Mr. Harlow stated applicant is requesting a variance to allow for more unrelated individuals in a single family dwelling than would be permitted, in a single family zone. Parcel in question is located at 1807 Hamilton Road, zoned RAA Single family-low density category and the applicants wish to have 3 unrelated individuals in the residence. Currently our definition for family states that you may have a blood family or you may have two unrelated individuals residing in the residence or a blood family and one unrelated individual, as a roomer. The applicant would like to have three unrelated individuals in this particular residence and Mr. Harlow stated he did have some communications regarding this issue.

Mr. Harlow read the communications which all indicated their objections to granting of this variance because of various reasons, such as over-populating of homes, deterioration of a pleasant neighborhood, etc.:

"Please be advised that I strongly oppose any change in permitting this residence to be used for other than single family residence as it is presently.

Seneca Drive homeowners in the first block South of Hamilton Road have suffered greatly from the leniency of the Township in allowing 4635 Seneca to be used for other than single family use. Hopefully that situation has been somewhat remedied, but it should not be allowed to happen again. The home has been allowed to deteriorate to a point detrimental to the whole neighborhood. Loud parties, music (?), loud traffic have all caused disturbances any hour of the day and night. Lawns are littered with bottles and cans, waste paper, broken beer bottles, etc. Need I say more! On a regular basis, there used to be six to eight cars parked in the driveway and yard.

I implore you to not let this happen again in or near my neighborhood. As soon as you lift restraints on one, then they will all want permission to get away with it. It can only lead to deterioration of a lovely residential neighborhood. We are a group of long-time property owners in Okemos. Allowing any change in zoning of the single family residential areas can only spell disaster for all of us. Sincerely,

frontage on Piper Road and one of which would have 147' of frontage on Piper. The parcel having 147' of frontage would also have in excess of 600' of frontage on Van Atta. A variance to create the two parcels is requested.

Mr. Harlow outlined the proposed request and its location. Mr. Harlow indicated that the Ingham County Health Department had been contacted and they indicated that a permit could be issued, but fill must be brought in to the site to allow for a septic tank site, and they would determine at that time for suitability of location. Mr. Wisner brought into the Township a revised plan which showed 200 feet of frontage for one lot on Piper Road, and 600 feet of frontage for the other lot on VanAtta, which meets the code requirements for frontage, so variances would not be needed from the Zoning Board of Appeals for that particular parcel.

Mr. Wisner was present to answer any questions if necessary.

Mr. Stan Mortel, 5488 Van Atta, Haslett, indicated concern over filling on the site. He questioned who he would direct comments to regarding this, and questioned the impact on the low woods due to the filling.

Mr. Harlow indicated there is a gentleman with the Ingham County Health Department who handles perk tests for sites in Meridian Township, and possibly he could be of assistance. Mr. Harlow indicated if Mr. Mortel would call the Township Office Thursday morning he would give him the gentleman's name and telephone number.

Mr. Harlow did incated that a grading permit would need to be obtained for the site.

There being no further discussion, the meeting continued with the next item on the agenda.

F. NEW BUSINESS

1. CASE NO. 84-5-9-1, Frank Basel, 1219 N. Walnut,
Lansing, MI 48933
DESCRIPTION OF PROPERTY: 3159 Birch Row (southeast
corner of Pollard and Birch Row)
ZONING DISTRICT: RB (Single Family - High Density)

Applicant is requesting a variance from Section 84-6.4 of the Code of Ordinances which indicates that legal non-conforming buildings may not be structurally enlarged either in height or in area. The applicant has started to remodel a non-conforming garage and the resulting garage structure would be larger in height and area. On November 22, 1983 the Zoning Board of Appeals denied two variances which would have allowed the remodeling to continue. Mr. Basel is asking the Zoning Board of Appeals to consider the two requests again. Mr. Basel has proposed to reduce the garage by 6 feet along the north side of the garage and would convert the 6 foot area into a covered patio. Variances would be required from Section 84-6.4 of the Code to allow for the enlarging of a non-conforming structure, (height of the building would remain as remodeled), and to allow for a remodeling the cost of which would exceed 30 percent of the assessed value of the building.

Mr. Harlow outlined the proposed request and its location, at which time the hearing was opened to the public.

Mr. Harlow read into the record a letter received from the property owner to the south of the proposed request.

"May 7, 1984

Dear Mr. Harlow:

I am unable to attend the meeting of the Meridian Township Zoning Board of Appeals scheduled Wednesday, May 9, 1984, because of a class I am attending that evening.

I live immediately south of the property in question at 6082 Pollard Avenue (Lot 326 Towar Gardens).

For the past several months the only view from my kitchen window has been the unfinished structure. As previously stated in my letter of November 8, 1983 the current appearance of the building remains unacceptable to the upgrading standards of the neighborhood. Apparently, the owner does not want to make the investment necessary to bring the building up to those standards, it remains an eyesore.

There is trash and debris in the building which can constitute a health and safety hazard in addition to providing a home for rodents. This situation is of particular concern since this property is presently unoccupied and no one is there to monitor children playing in and around the building.

The only terms under which I feel the variances should be granted would be if the Township is empowered to cause the owner to secure the premises immediately and bring the building up to acceptable standards in a reasonable length of time, i.e. 60-90 days. If the owner cannot show that he is prepared to make the improvements, I feel that the structure should be condemned and removal pursued.

I appreciate your efforts in presenting my views on this matter in my absence.

Sincerely,
Ann R. Yokiell
6082 Pollard Avenue
East Lansing, MI 48823"

[Original of which is on file in the Clerk's Office.]

Mr. Basel, 1219 N. Walnut, was present to answer any questions.

Mr. Mark Leidlein, 6078 Pollard Avenue, indicated concern over the legality of the structure, and indicated opposition to the proposed request.

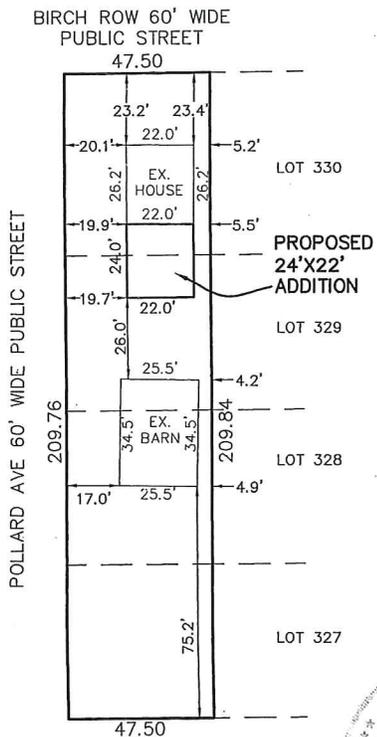
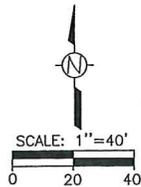
Following discussion and questions from Zoning Board members a motion was made.

MEMBER TWOHY MOVED THE VARIANCE AS REQUESTED BE DENIED. Supported by Member Mostosky.

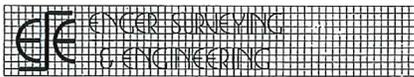
Roll call vote.

PLOT PLAN

LEGAL DESCRIPTION: Parcel Number 33-02-02-06-452-001
 W 1/2 OF W 1/2 OF LOTS 327, 328, 329 AND 330, TOWAR GARDENS



This drawing reflects the location of an existing house and barn on subject lot from measurements taken on April 07, 2015, for Richard Nemeth.



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

3159 Birch Row, Lansing, Michigan
 Part of Lots 327, 328, 329 & 330 Towar Gardens
 SE 1/4 Section 6, T4N, R3W, Meridian Twp.,
 Ingham County, Michigan

For:
 Richard Nemeth
 April 13, 2015

Job No. 33-2963
 Sheet 1 of 1

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: May 8, 2015

RE: ZBA Case No. 15-05-13-2

ZBA CASE NO. 15-05-13-2 COURTESY FORD, 1830 GRAND RIVER AVENUE, OKEMOS, MI 48864

DESCRIPTION: 1830 Grand River Avenue

TAX PARCEL: 22-176-017

ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)a., which states one (1) wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.

Courtesy Ford was approved for an expansion project to the existing car dealership under Special Use Permit #14-86301 and Site Plan Review #14-87-02. The project includes an expanded service center in the northeast corner of the building (3,000 square feet) and an approximate 300 square foot addition to the customer lounge located on the east side of the building. Other site improvements include the construction of a new front (south) façade. The new façade includes two (2) separate wall structures (icon tower and brand wall), to be placed in front of the existing building façade and main entrance door. The wall structures are connected to the existing building with continuous footings and are therefore considered part of the building. The wall structures do not add square footage to the building footprint.

As part of the remodeling project the applicant intends to reface existing signs, remove several existing wall signs, and install new wall signs. This is occurring on the front (south) façade and west façade, which does not have frontage on a public street. The applicant is requesting variances from Section 86-687(3)a. to install more than one wall sign on the front façade and install wall signs on a façade that does not have frontage on a public street. The variance request is outlined below using the same sign numbering system in the sign package submitted by the applicant. Courtesy Ford (formerly Campus Ford) also received sign variances under ZBA Case #87-9-23-1, ZBA Case #98-11-18-1, and ZBA Case #02-22-27-1. Details on those variances will be incorporated into the discussion of each sign, as relevant. Several of the signs shown in the sign package are considered panel changes and do not require variances however staff wanted to provide background information on the site signs related to the remodeling project

Sign #1 ("Certified Pre-Owned" Sign)

The freestanding sign received a variance under ZBA Case #02-02-27-1 as an additional freestanding sign. The applicant is proposing to reface the sign with the same size panel (18.4 square feet) as was approved with the variance, thus a variance is not required.

Sign #2 ("Parts and Service" Sign)

The wall sign is located on the southwest corner of the building on a south facade however the wall is recessed back from the actual front façade. Although the sign is on a south facing wall it is not considered the front façade. This sign was granted a variance under ZBA Case #02-02-27-1 for to allow a sign, approximately 21 square feet in size, on a façade that does not have frontage on a public street. The existing sign is approximately 10 square feet in size, which was the size approved under PB #03-0025. The applicant intends to reface the sign using the same dimensions (10 square feet) thus a variance is not required.

Front (south) Façade

Sign #3, #4, and #5

Prior to the current front façade remodeling project, three wall signs were located on the front (south) façade facing Grand River Avenue as follows:

- "Courtesy Ford" (west side of front façade; 24.5 square feet)
- "Courtesy Ford" (east side of front façade; 24.5 square feet)
- "Ford ", oval sign (center of front façade; 12 square feet)
- TOTAL (3 wall signs): 78 square feet

A variance was granted by the Zoning Board of Appeals in 1998 to allow three wall signs on the front façade: "Ford" oval sign in the center and two "Campus" signs, one on the east and one on the west end of the building, under ZBA Case #98-11-18-1. In 2005, sign permits were approved by the Township to replace the 2 "Campus" signs with 2 "Courtesy" signs in the same locations (PB #05-0145 and PB #05-0147).

The three existing wall signs will be removed and three new wall signs are proposed. The new front façade is comprised of two separate wall structures that are placed in front of the building's south elevation. The brand wall is closest to the building and is an elongated rectangular arch, approximately 100 lineal feet from end to end. The brand wall is approximately 20 feet in height.

The icon tower, 24 feet in height and 19'-6" in length, is located approximately 1 foot south of the brand wall. The opening in the center of the tower aligns with the existing entrance door to the building. The icon tower and brand wall are constructed with continuous footings that are connected to the existing building. As a result the icon tower and brand wall are considered part of the building and together are considered the front façade.

One wall sign is permitted on a front façade and the sign size is equivalent to one square foot for each lineal foot of building frontage occupied. In this case the lineal frontage of the proposed front façade is 100 feet, thus one, 100 square foot wall sign is permitted by right.

The applicant is requesting a variance from Section 86-687(3)a. to install three wall signs on the front façade as follows:

"Courtesy," west end of brand wall (Sign #3):	44.9 square feet
"Ford" oval, center of icon tower (Sign #4):	28 square feet
"Ford" oval, east end of brand wall (Sign #5)	35.76 square feet
TOTAL (3 wall signs):	108.7 square feet

West Façade

Currently there are two wall signs on the west façade which received variances permitting two wall signs on a side of the building that is not the front façade (in 1998 and 2002). The applicant intends to remove the two existing wall signs and install new signs in approximately the same locations. A third wall sign is also proposed on the west façade. The proposed wall signs on the west façade are discussed below.

Sign #6 ("Service" Sign)

This is a new wall sign on the west façade, to be located north of Sign #7, over two service/garage doors. The proposed wall sign is approximately 20.8 square feet in size.

Sign #7 ("Used Cars" Sign)

The existing and proposed wall sign is located on the west facade, which is not the front façade. The existing wall sign received a variance in 1998 under ZBA Case #98-11-18-1 permitting a wall sign in this location. The existing wall sign is approximately 16.5 square feet, however the original building permit for the wall sign (PB #98-1020) approved a 12.5 square foot sign. The applicant intends to remove the existing wall sign and install a new wall sign, approximately 27 square feet in size, in the same location.

Sign #8 ("Collision Center" Sign)

The existing wall sign is located on the west façade, north of Sign #6. The sign received a variance under ZBA Case #02-02-27-1 permitting an approximate 10.8 square foot wall sign on a side of the building that is not the front façade. The existing wall sign is placed flat against the building and is approximately 5.08 square feet (approved under PB #03-0027). The applicant intends to remove the wall sign and install the same size sign (5.0 square feet) perpendicular to the wall of the building. Staff is considering the proposed sign as a wall sign as it does not meet the criteria for a projecting sign as outlined in Section 86-687(8).

The total square footage of the two existing wall signs is approximately 21.5 square feet. The applicant is requesting a variance from Section 86-687(3)a. to install three wall signs on a side of the building (west façade) that is not the front façade. The total square footage of the three proposed wall signs is approximately 52.8 square feet.

Site History

- On November 17, 1986 the Planning Commission granted a special use permit (SUP #86301) to establish a Ford car dealership at 1830 Grand River Avenue.
- On September 14, 1996 the Planning Commission approved an amendment to allow an approximate 1,203 square foot addition to the dealership under SUP #96-86301.
- On July 23, 2014 the Director of Community Planning and Development approved a minor amendment (SUP #14-86301) permitting additions to the building and a new front façade (icon and brand walls).
- Site plan review was granted for additions/improvements to the site and building under Site Plan Review #87-02, #88-10, #97-34, and #14-87-02.
- Sign variances were granted by the Zoning Board of Appeals under ZBA Case #87-9-23-1, #98-11-18-1, and #02-02-27-1.
- The current remodeling project was approved under PB #14-0612.

Attachments

1. Application
2. Site Location Map
3. Letter from the Applicant
4. Photograph of Existing Front Façade
5. Color Rendering of Proposed Front Facade
6. Example of Front Façade (Photographs of Icon Tower & Brand Wall of Ford Dealership in Troy, MI)
7. Sign Program from the Applicant
8. Building Elevations of Proposed Icon Tower and Brand Wall (24" X 36")

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

VARIANCE APPLICATION

- A. Applicant COURTESY FORD / WENDELL BARRON
Address of Applicant 1830 W GRAND RIVER, OKEMOS, MI 48864
Telephone (Work) 517 347 1830 Telephone (Home) 517 449 3357
Fax 517 347 1832 Email address: MRB@COURTESYFORDAUTOS.COM
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 1830 W GRAND RIVER, OKEMOS, MI 48864
Zoning district MERIDIAN TOWNSHIP Parcel number 33-02-02-22-174-017
- 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)

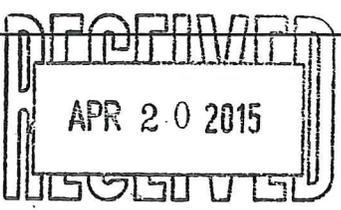
[Signature] WENDELL BARRON 4/10/2015 4/20/15
Signature of Applicant Print Name Date

Fee: 200.00 Received by/Date: Martha Kujala

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] 4/10/2015
Signature of Applicant(s) Date

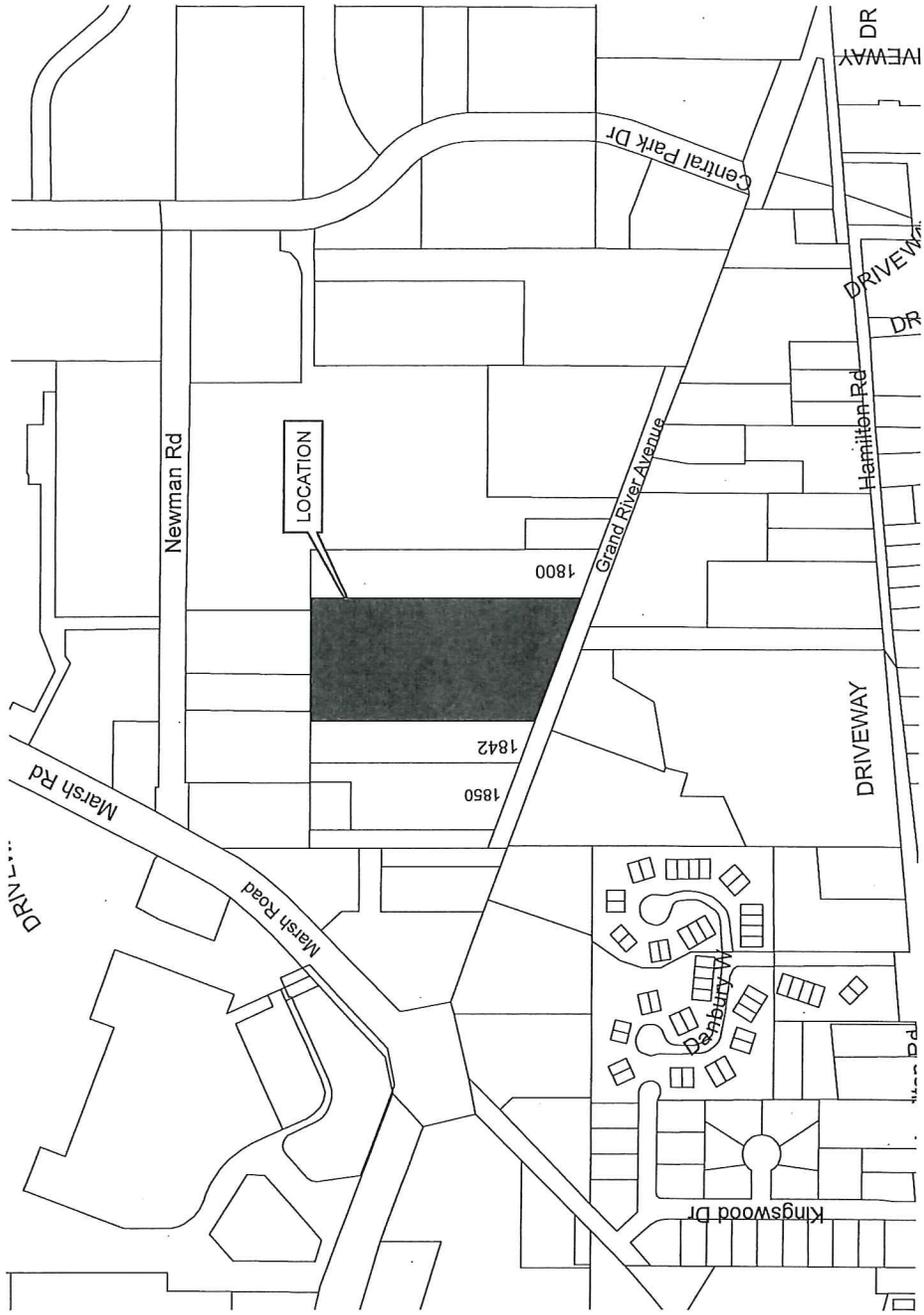
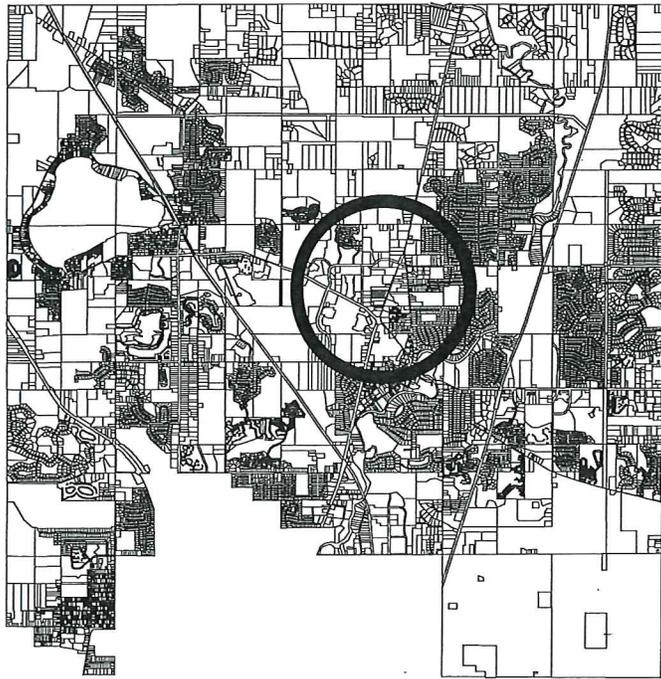
Signature of Applicant(s) Date



**ZONING BOARD OF APPEALS #15-05-13-2
(COURTESY FORD)**

**REQUEST TO INSTALL ADDITIONAL
WALL SIGNS AT COURTESY FORD
1830 GRAND RIVER AVE.**

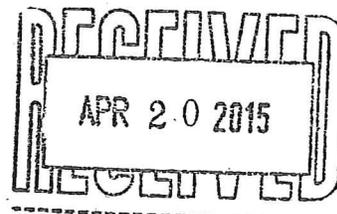
CHARTER TOWNSHIP OF MERIDIAN

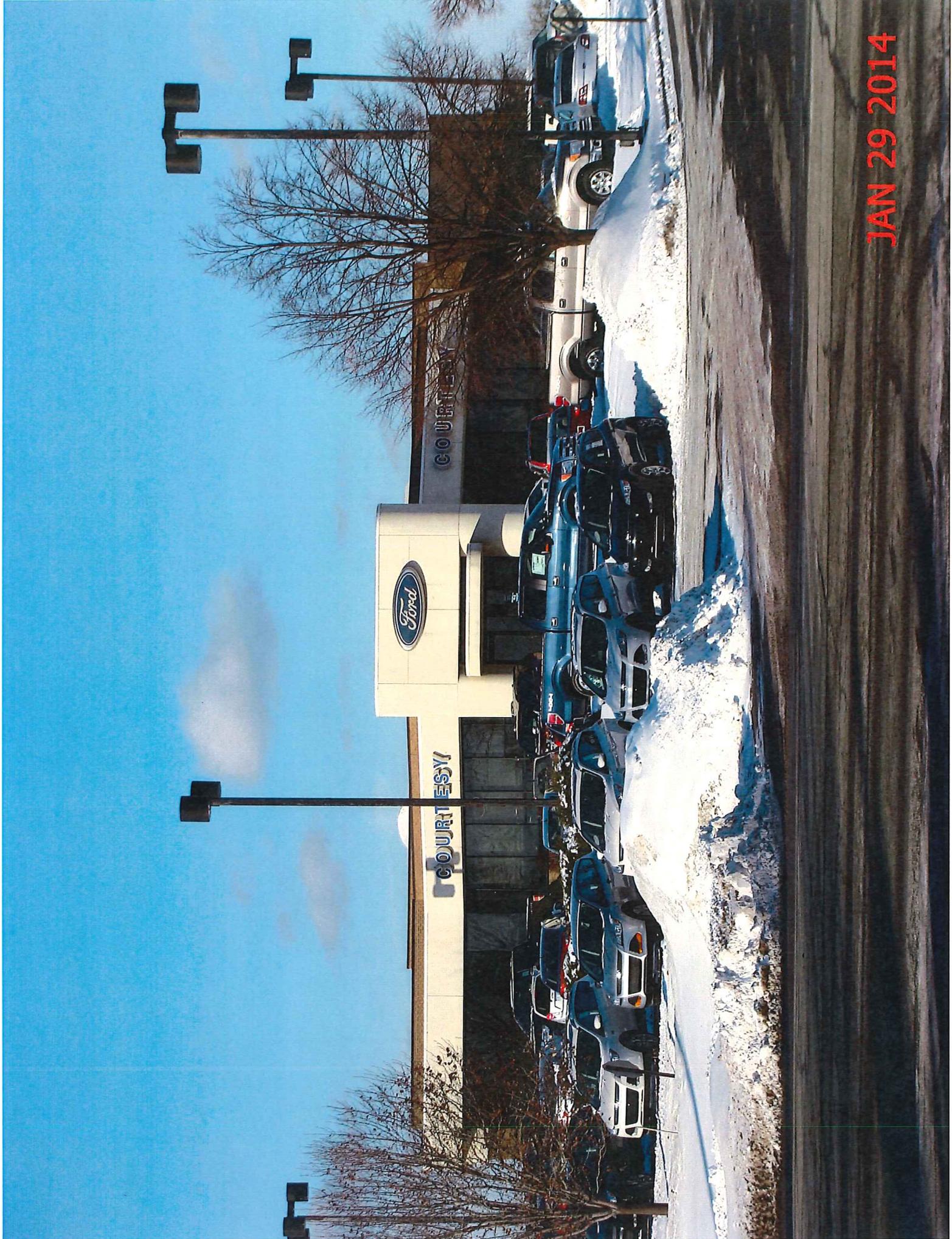


Owner/Dealer responses to "Review Criteria" on Variance Application
Supplement, page 2:

1. Ford Motor Company requirement for signage changes and replacement standards for newly renovated dealership facility. The goal of Ford Motor Company nationwide is to brand dealership facilities with the same signage look as to be easily recognized in each city.
2. Courtesy Ford agreed to participate with Ford Motor Company to renovate and upgrade our dealership facility to improve our community presence and better serve our customers.
3. On the front (South) elevation, a variance is requested to remove 3 old signs and replace with 3 new signs; side West elevation to remove 3 old signs and replace with 1 new sign.
4. Signs are required to provide adequate direction for customers to desired areas: New Sales, Used Sales, Parts, Body Shop and Service.
5. Requested approval in public and customer interest.
6. No effect on adjacent properties.
7. Agree
8. Agree, we prefer a business that is easily recognizable along with providing enhancement to the surrounding area by upgrading the appearance of our business facility.

Our facility will have an improved look for the area and we are not asking for more or excessive signage.





JAN 29 2014



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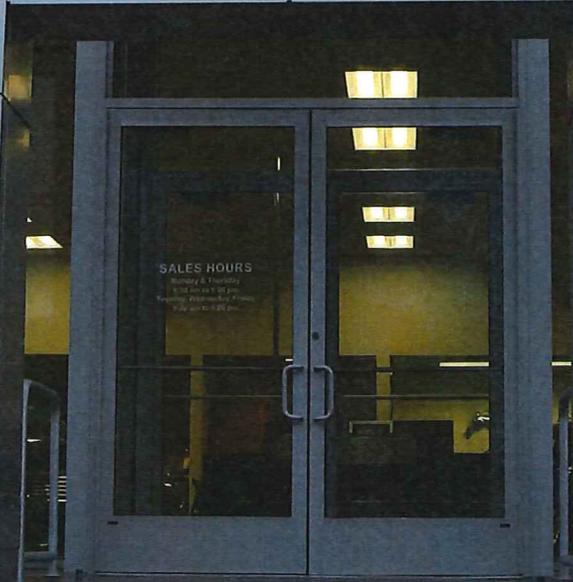
Courtesy Ford
1830 W. Grand River
Okemos, MI



MAY 5 2015



MAY 5 2015



SALES HOURS
Monday & Tuesday
9:00 am to 6:00 pm
Wednesday, Thursday & Friday
9:00 am to 6:00 pm





MAY 5 2015