



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
June 18, 2025 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
4. COMMUNICATIONS
 - A. Ruben & Shanna Meza, 2946 Footman, RE: ZBA #25-04
 - B. Ron & Lorraine Melaragni, 2940 Footman, RE: ZBA #25-04
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - A. **ZBA CASE NO.: 25-04 (2952 Footman), David & Luanne Price, 2952 Footman Drive, East Lansing, MI 48823**
LOCATION: 2952 Footman Drive
PARCEL ID: 05-301-002
ZONING DISTRICT: RA (Single Family)
The variance requested is to construct a three seasons room in the rear yard setback.
 - B. **ZBA CASE NO.: 25-05 (1942 Wilder), Robert P. Filter, 1942 Wilder Court, Haslett, MI 48840**
LOCATION: 1942 Wilder Court
PARCEL ID: 03-152-011
ZONING DISTRICT: RB (Single Family)
The variance requested is to construct a carport that does not meet the side yard setback.
7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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

5/19/2025

Variance For 2952 Footman Project

Dear Ron and Lorraine Melaragni,

We (Dave and Luanne Price) are asking for your approval for a project in our backyard area. The project entails building an enclosed structure where our deck currently is. The structure will not extend beyond (towards the woods) the current deck configuration.

Our builder, "K. Fedewa Builders" will be filing for a variance with Meridian Township Zoning Board for this project to start. Your approval of our project would be helpful in this process.

Thank you,

Dave Price *Dave Price* Luanne Price *Luanne Price*

Ron Melaragni *Ron Melaragni* Lorraine Melaragni *Lorraine Melaragni*

They live
2 doors
down

5/19/2025

Variance For 2952 Footman Project

Dear Ruben and Shanna Meza,

We (Dave and Luanne Price) are asking for your approval for a project in our backyard area. The project entails building an enclosed structure where our deck currently is. The structure will not extend beyond (towards the woods) the current deck configuration.

Our builder, "K. Fedewa Builders" will be filing for a variance with Meridian Township Zoning Board for this project to start. Your approval of our project would be helpful in this process.

Thank you,

Dave Price *Dave Price* Luanne Price *Luanne Price*

Ruben Meza *Ruben Meza* Shanna Meza *Shanna Meza*

They live
next door
at

No one lives
West of us
it is an
apartment
building

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.



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: June 12, 2025
Re: ZBA Case No. 25-04 (2952 Footman)

ZBA CASE NO.: 25-04 (2952 Footman), David & Luanne Price, 2952 Footman Drive, East Lansing, MI 48823
LOCATION: 2952 Footman Drive
PARCEL ID: 05-301-002
ZONING DISTRICT: RA (Single Family)

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

- Section 86-373(e)(5)(c), Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.

David & Luanne Price, the applicant, intends to enclose an existing unenclosed porch (deck) near the northeast corner of the existing single-family house, built in 1978. The existing area of concern on the unenclosed porch measures approximately 16 feet by 17 feet in area. The applicant intends to replace the unenclosed porch with a new enclosed porch/three season room, which measures 16 feet by 17 feet 3 ½ inches in area. The proposed enclosed porch would encroach into the required rear yard setback.

The existing unenclosed porch is permitted under Section 86-564 (b) to encroach into the rear yard setback eight feet. It is located 21' 8" at its closest point from the rear property line and encroaches 8 feet 6 inches into the rear yard setback.

The proposed enclosed porch will be constructed in place of the existing unenclosed porch. Section 86-564(c), states enclosed porches, either one-story, two-story, or an unenclosed porch having solid foundations and capable of being enclosed shall be considered an integral part of the building and shall, therefore, be subject to all yard and area dimensional requirements established for principal buildings. Once the porch is enclosed it is required to meet the principal building setback requirements. In this case the porch is required to meet the rear yard setback requirement in the underlying zoning district.

The rear yard setback requirement for the RA (Single Family-Medium Density) zoning district is outlined in Section 86-373(e)(5)(c) and requires a 30-foot rear yard setback for lots less than 150 feet in depth. The lot has a depth of 124 feet from the property line. The enclosed porch is proposed to be located in place of the existing unenclosed porch and is setback 21' 6" from the rear property line.

ZBA Case No. 25-04 (2952 Footman Drive)
Zoning Board of Appeals (June 18, 2025)
Page 2

The applicant intends to construct the new enclosed porch 8 feet 6 inches into the required rear yard setback. Therefore the applicant is requesting a variance of 8 feet 6 inches feet to allow the proposed enclosed porch to encroach into the required rear yard setback.

Attachments

1. Variance application with attachments
2. Site Location Map

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

VARIANCE APPLICATION

A. Applicant David and Luanne Price
 Address of Applicant 2452 Footman Dr.
EAST LANSING MI 48823
 Telephone (Work) _____ Telephone (Home) 517-420-7392
 Fax _____ Email address: _____
 Interest in property (circle one): Owner Tenant Option Other

B. Site address/location same as above
 Zoning district _____ Parcel number 33-02-02-05-301-002

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) 80-373(e)(5)(c)

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

Authentic page)		
<u>David Price</u>	David Price	05/21/25
* <u>Luanne Price</u>	Luanne Price	05/21/25
Signature of Applicant	Print Name	Date

Fee: A 350 Received by/Date: [Signature] 5/21/25

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

* <u>David Price</u>	05/21/25
Signature of Applicant(s)	Date
* <u>Luanne Price</u>	05/21/25
Signature of Applicant(s)	Date

05-18-2025

Dear Zoning Appeals Board of Meridian Township,

We (Dave and Luanne Price) are asking for you to grant our request for a variance for a three season room to be built where a deck currently resides, an already existing structure that has been in place from 1993 (based on the survey from that year) or earlier.

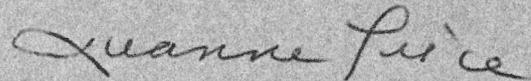
The reason for us desiring a three season room is that we would like to sit outside and enjoy the woods behind us, to hear the birds and listen to the trees.

Mosquitos have made this impossible to do so. There is also a significant amount of dirt that falls from the trees which makes it difficult to keep deck furniture clean.

Thank you for your time and consideration in this matter.

Sincerely,

Dave and Luanne Price



Request for Variance to Build a Three-Seasons Room Addition

To the Meridian Township Board of Appeals,

I am writing to formally request a variance, on behalf of David and Luanne Price, to construct a three-season room addition on the back of their primary residence located at 2952 Footman Dr. This addition is essential for enhancing the livability of the home while respecting the integrity of the neighborhood and surrounding property. I respectfully submit the following points in support of my request:

1. **Unique Circumstances:** The property has only one neighboring house on the East side that would have a view of the proposed addition, which will be mostly hidden by the existing addition that was built prior. The property is surrounded on the North and West sides by the Towar Wood Preserve and there would be no view of the addition from the road or other homes in the neighborhood. The addition will also be constructed on a deck-style frame, with minimal impact to the grade of the property or surrounding land.
2. **Practical Difficulties:** Enforcing the strict provisions of the zoning code would create significant practical difficulties. Without the variance, the homeowners are unable to utilize the property for its intended residential purposes fully, limiting their ability to enjoy outdoor spaces comfortably during varying weather conditions.
3. **Minimum Action Required:** The variance requested represents the minimum modification needed to achieve our goal. It aligns with the spirit of the zoning ordinance, ensures the safety and interests of the community and neighborhood, and upholds principles of fairness and justice for property owners.
4. **No Adverse Effects:** Granting this variance will not negatively impact adjacent properties or alter the essential character of the neighborhood. The addition is designed to be aesthetically consistent with the existing home and surrounding homes, maintaining harmony within the community.
5. **Consistency with Public Interest:** This variance supports the public interest by promoting attractive, functional residential spaces. It remains true to the intent and purposes of the zoning regulations, which aim to balance individual property rights with community welfare.

Thank you for considering our request. We deeply appreciate your time and attention and are available to provide further information or discuss this matter in detail at your convenience.

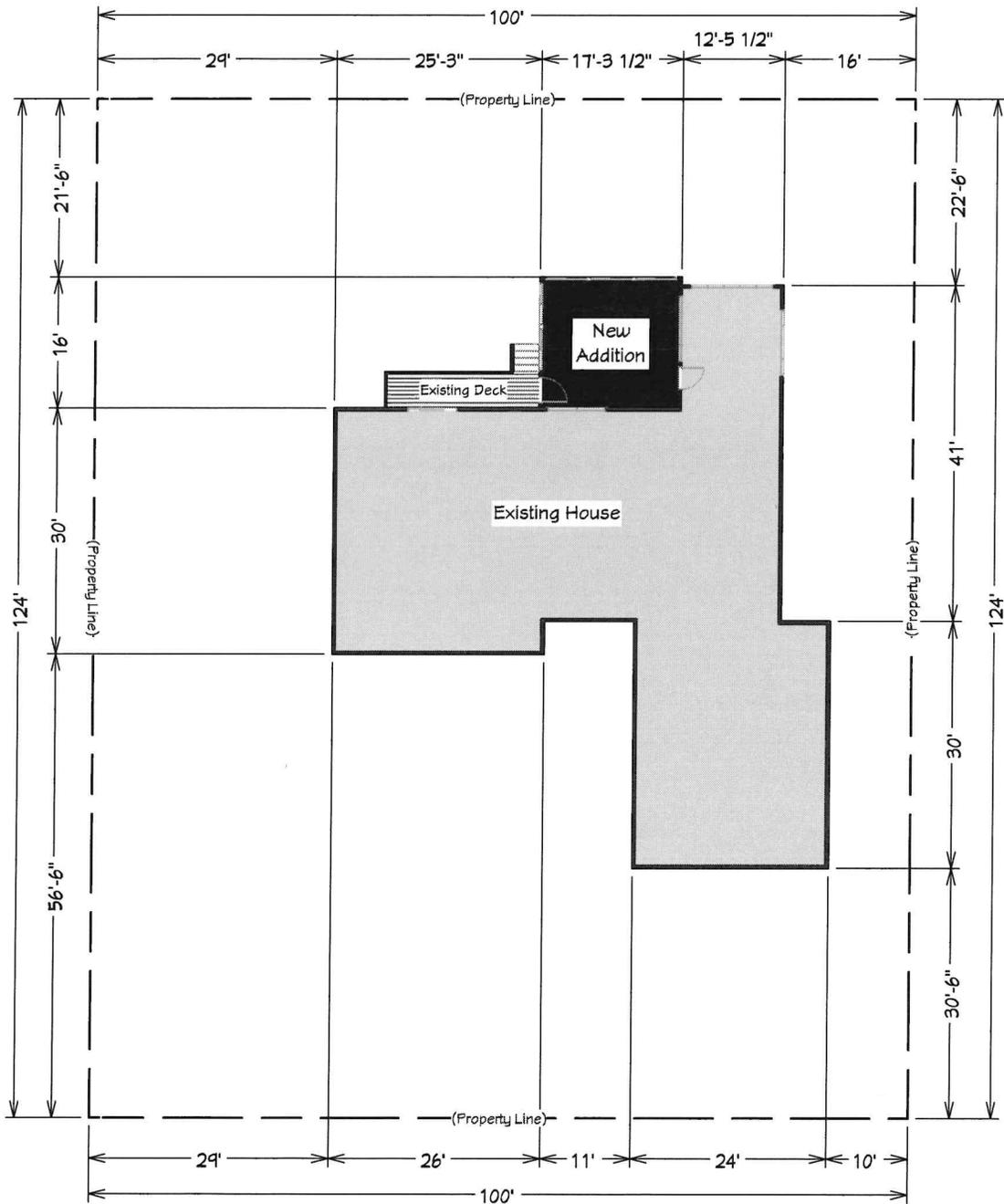
Sincerely,

Matt Nelson

Project Developer, K. Fedewa Builders

517-803-5694

matt@kfedewabuilders.com



Footman Dr



SCALE: 1" = 20'

K. Fedewa Builders
 Price, David and Luanne
 2952 Footman Dr.



RAA

0

0

2940

2939

0

2952

2946

2940

2934

2928

2922

6157

Biber St

Footman Dr RA

RC

Rothbury Ln

3075

N Hagadorn Rd

2953

2947

2941

2935

2929

2923

RD

6236

6230

6224

6218

6131

6210





To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: June 12, 2025
Re: ZBA Case No. 25-05 (1942 Wilder)

ZBA CASE NO.: 25-05 (1942 Wilder), Robert P. Filter, 1942 Wilder Court, Haslett, MI 48840
LOCATION: 1942 Wilder Court
PARCEL ID: 03-152-011
ZONING DISTRICT: RB (Single Family)

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

- Section 86-374(d)(5)(b), Side yards: seven feet.

Robert P. Filter, the applicant, is proposing to construct an attached carport on the west side of the existing single-family house, built in 1987. Work was started without a permit and staff notified the applicant in April. The carport is proposed to be 10' x 21' in size.

The attached carport is shown five feet from the west property line at its closest point. The zoning Ordinance requires additions to the principal structure be seven feet from the side property line. The applicant is requesting a 2-foot variance for the construction of the attached carport.

Attachments

1. Variance application with attachments
2. Site Location Map

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

VARIANCE APPLICATION

A. Applicant ROBERT P. FILTER
Address of Applicant 1942 WILDER CT.
HASLETT, MI 48840
Telephone (Work) 517-333-7563 Telephone (Home) 989-928-0805
Fax _____ Email address: rpfilter@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 1942 WILDER CT.
Zoning district RB Parcel number 33-02-02-03-152-011

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) Ch. 86 Zoning, Art. IV, Div. 2 § 86-374
Dimensional Requirements (5) b.

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)

Robert P. Filter Robert P. Filter 5/21/25
Signature of Applicant Print Name Date

Fee: \$350 Received by/Date: [Signature] 5/21/25

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

I, Robert P. Filter, owner of the Residential Property located at 1942 Wilder Ct. in Haslett (Zoning District RB, Parcel number 33-02-02-03-152-011), am requesting a variance to the Meridian Charter Township Code of Ordinances, Chapter 86 Zoning, Article IV, Div. 2, § 86-374 RB District One-Family High-Density Residential District, Part (d) Dimensional Requirements - (5) Minimum yard dimension - b. Side yards: seven feet.

The reason for this variance request is to allow for construction of a carport over an existing concrete driveway on the side of my residence. The total width of the proposed carport is 13.5 feet, which requires the front corner of the building to encroach upon the seven foot minimum side yard dimension laid out in the code enumerated above. I am requesting a variance of 3 feet from the section of the Meridian Township Code of Ordinances referenced above regarding side yards in my Zoning District.

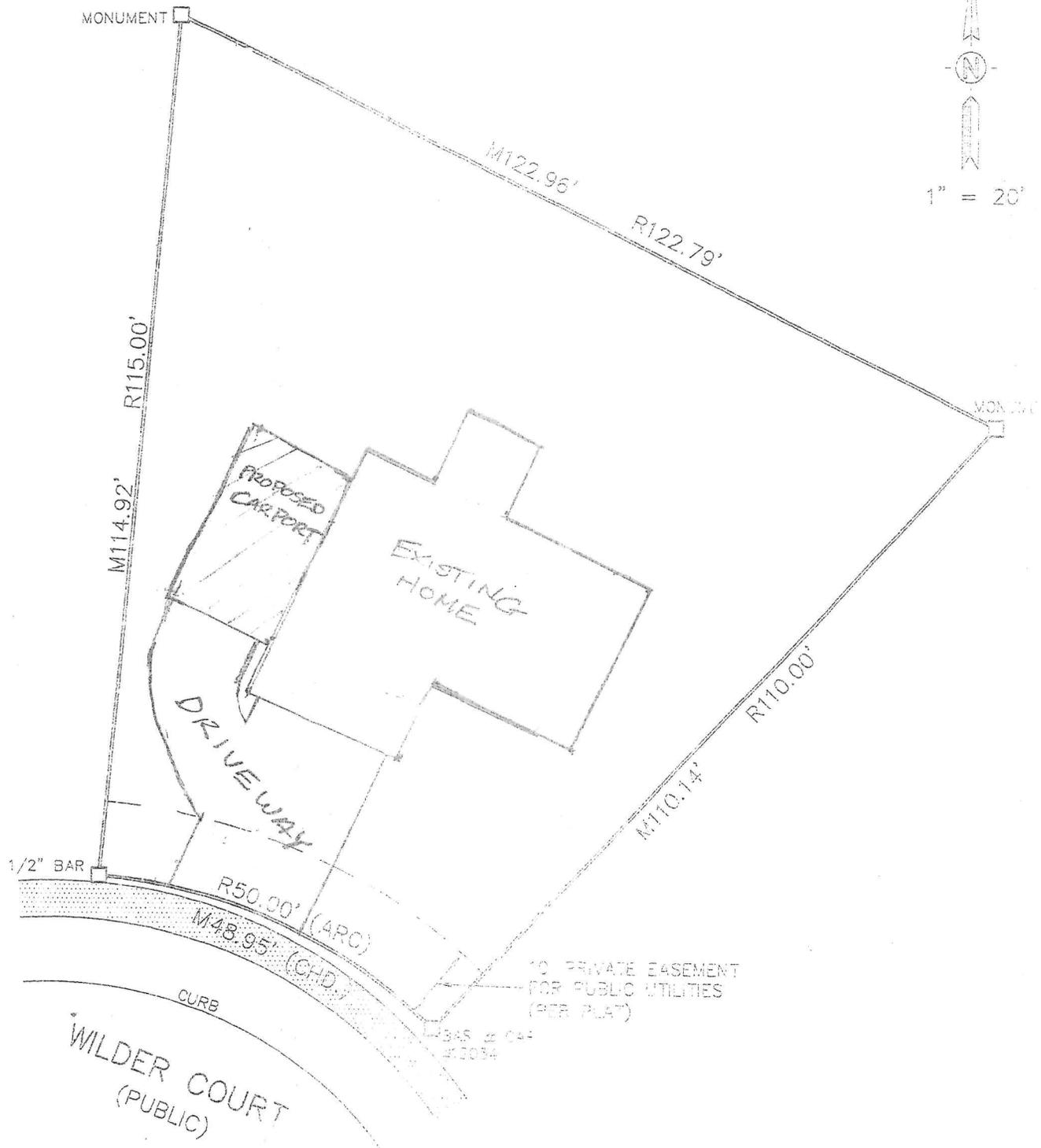
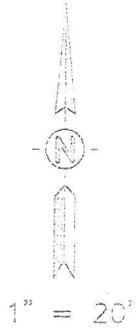
Review Criteria

1. Due to the shape of my lot, which is located on a cul-de-sac, and the location of the utility meters (next to the garage) I am not able to locate the proposed carport any deeper on the lot or design it any narrower.
2. Under a strict interpretation of the code mentioned above, the proposed carport would have to be of a length less than the length of my vehicle.. There is a two car garage attached to my home, but the current garage also is not large enough for both of my family's vehicles, primarily my Chevrolet Silverado. Pickup trucks were smaller when our house was built in the 1980s and the garage is no longer of sufficient size to house a current modern pickup truck.
3. In order to create a safe distance between a vehicle parked under the carport with the door open and not create a hazard by striking the utility meters, I am asking for a variance of the minimum distance necessary (3 feet) to create a safe situation while not encroaching on the property line between my house and my neighbor's home. There will still be five feet of space between the closest corner of the proposed carport and the property line, posing no threat to my neighbor's home or driveway, while also not obstructing the view from any window in their home.
4. The granting of this variance will not adversely affect any land as I am disturbing a minimum amount of soil (less than 100 sq. ft.) in order to pour footings and a curb along the edges of the proposed carport. The carport will be finished with asphalt shingles, as well as vinyl siding to match both my home and the character of the homes in the vicinity of my property.
5. It is in the public interest for me not to have my vehicle parked either in the driveway in front of my home or in the street near my home. When vehicles are left in driveways or on the street they impede the work of the Ingham County Road Commission, delivery vehicles, and traffic in general. In addition, these vehicles parked in front of homes often hinder pedestrians or bicyclists wishing to use both the street or the sidewalk. Furthermore, this proposed carport will increase the value of my home as well as the taxable value of my home. This increase in value benefits both my neighbors as well as residents of Meridian Township through the increase of tax revenue.

SITE PLAN

For:
Robert P. Filter
1942 Wilder Court
Haslett, MI 48840

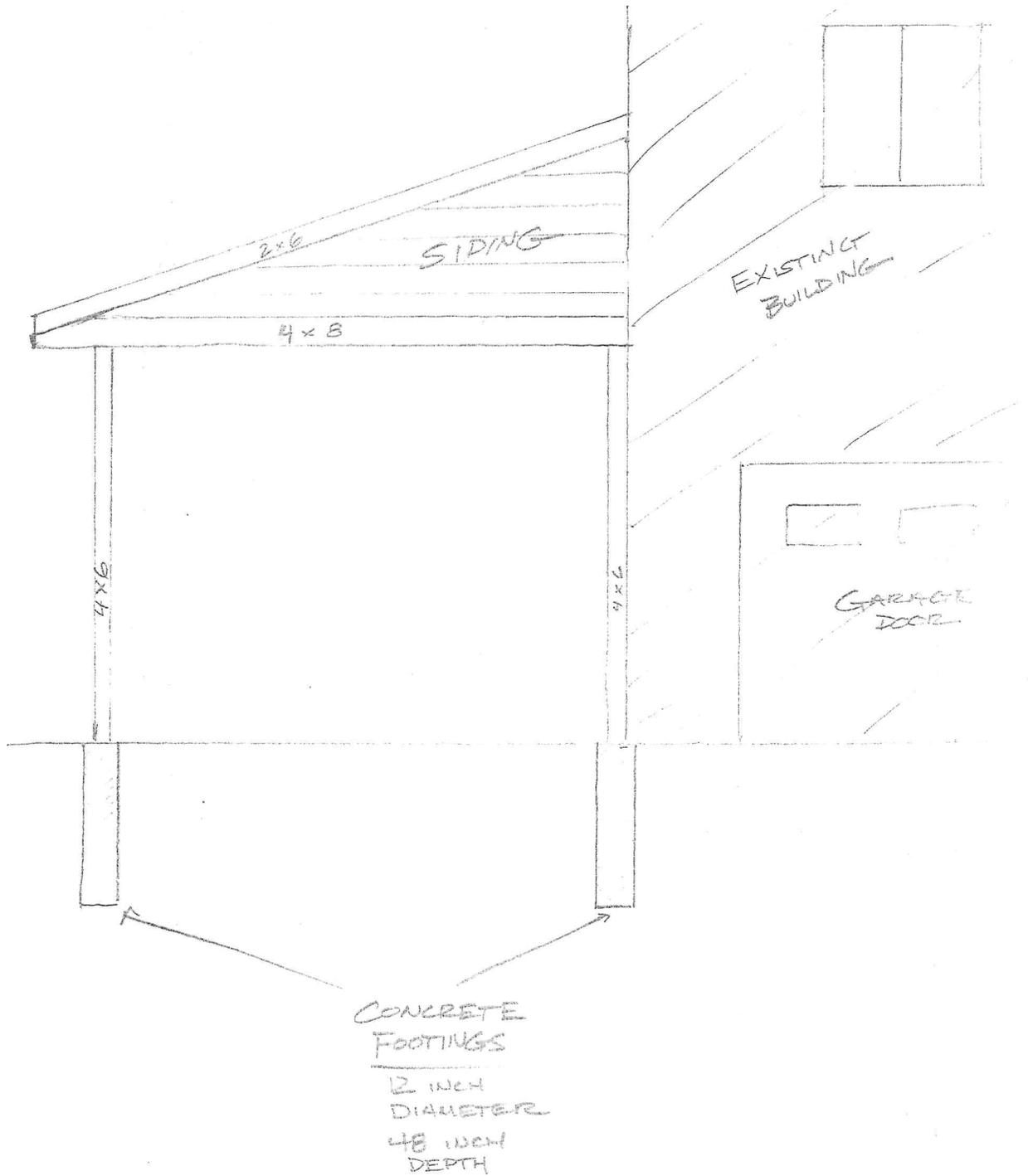
Legal Description (as provided): Lot 85, Crestwood Subdivision No. 5, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 40 of Plats, Pages 36-37, Ingham County Records.



NOTES:
1. ALL EASEMENTS MAY NOT BE SHOWN

FILTER CARPORT
1942 WILDER CT.

SCALE - 1 INCH = 4 FT.



FRONT ELEVATION

FILTER CABINET

1942 WILDER CT.

SCALE - 1 INCH = 4 FT.

EXISTING BUILDING



SHINGLED ROOF

4x8

4x4

4x4

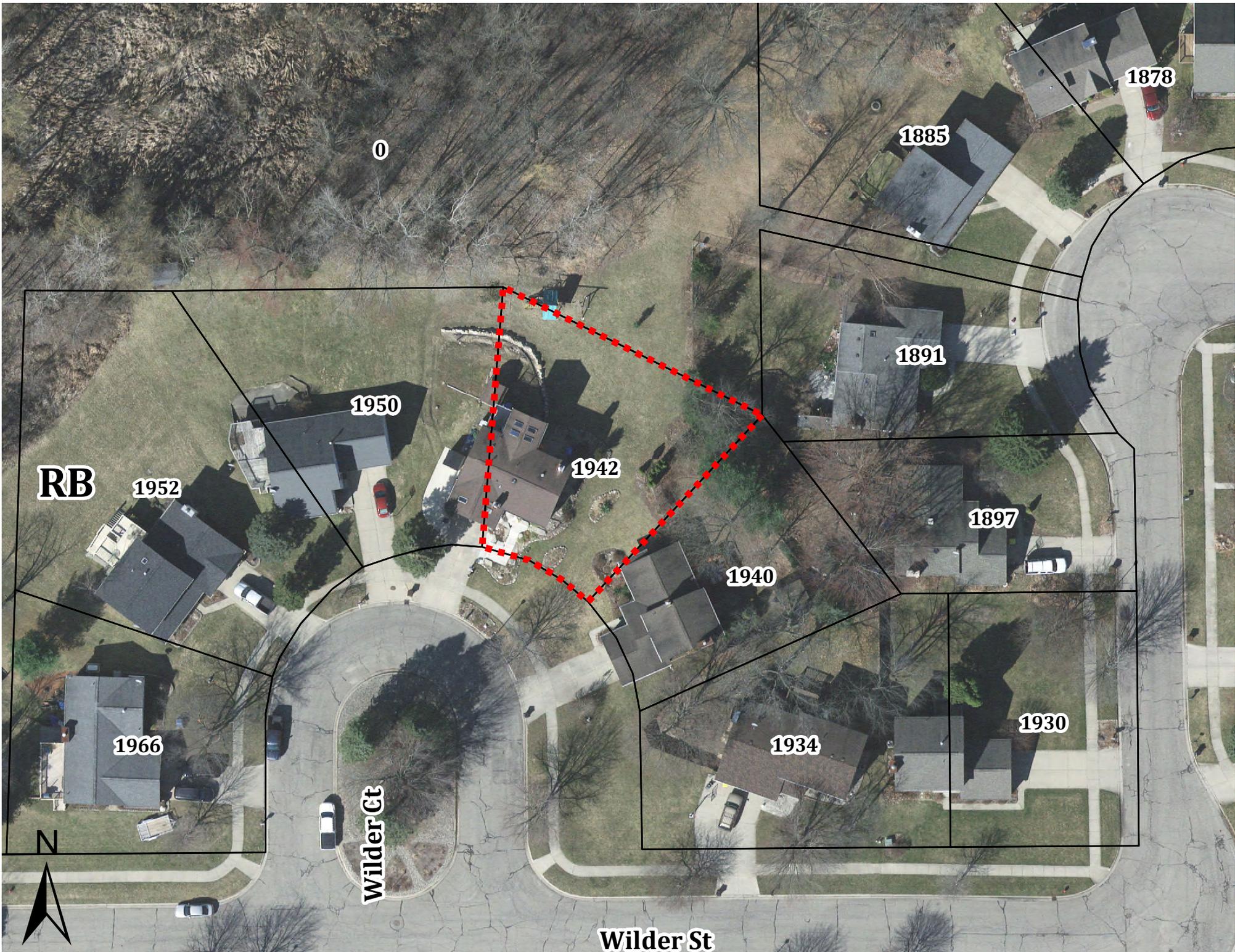
4x4

4x4

SIDE ELEVATION

CONCRETE FOOTINGS

12 INCH DIAMETER
48 INCH DEPTH



0

1878

1885

1891

RB

1952

1950

1942

1897

1940

1966

1934

1930

Wilder Ct

Wilder St

