

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, APRIL 10, 2013, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

- A. CALL MEETING TO ORDER
- B. APPROVAL OF AGENDA
- C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES
 - o Wednesday March 27, 2013
- D. UNFINISHED BUSINESS
- E. NEW BUSINESS

- 1. ZBA CASE NO. 13-04-10-1 MARK BECKER, 2685 LINDEN STREET, EAST LANSING, MI 48823
 - DESCRIPTION: 2685 Linden Street
 - TAX PARCEL: 17-253-005
 - ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-373(e)(5)a., which states the front yard shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. Linden Street is classified as a local street, which has a required setback of twenty-five (25) feet from the street right-of-way.

The applicant is proposing to construct a roof over an open deck on the front of the house and the support posts for the roof do not meet the required front yard setback; therefore the applicant is requesting a variance.

- 2. ZBA CASE NO. 13-04-10-2 STEVE LEE, 6214 TOWAR AVENUE, EAST LANSING, MI 48823
 - DESCRIPTION: 6215 Rutherford Avenue
 - TAX PARCEL: 06-327-062
 - ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-502, which states an accessory building not attached and not made a part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.

The applicant has located an accessory building (detached shed) in the rear yard and the shed does not meet the required 10 foot setback from the house/deck; therefore the applicant is requesting a variance.

- Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT –BRIAN BEAUCHINE

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

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.

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CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, MARCH 27, 2013

PRESENT: Members, Jackson, LeGoff, Deschaine (alt.), Hershiser, Chair Beauchine,
ABSENT: Member Ohlrogge
STAFF: Martha Wyatt, Associate Planner/Landscape Architect;
Mark Kieselbach, Director of Community Planning & Development

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 AS WRITTEN

SECONDED BY MEMBER LEGOFF

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, February 27, 2013

MEMBER HERSHIER MOVED TO APPROVE THE MINUTES WITH CORRECTIONS AS NOTED

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

1. ZBA CASE NO. 13-02-27-1 WILLIAM WHITE/WHITE BROS. MUSIC, 4706 OKEMOS ROAD, OKEMOS, MI 48864

DESCRIPTION:	4706 Okemos Road
TAX PARCEL:	21-406-001
ZONING DISTRICT:	C-2 (Commercial)

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

- 86-687(3)c., which states in the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

The applicant is requesting to install a larger than allowed sign on the canopy at 4706 Okemos Road; therefore the applicant is requesting a variance.

*This case was tabled by the Zoning Board of Appeals at the February 27, 2013 regular meeting of the Zoning Board of Appeals. Prior to hearing the case the Zoning Board of Appeals must first vote to take the case off the table.

MEMBER HERSHISER MOVED TO REMOVE THE CASE FROM THE TABLE

SECONDED BY MEMBER JACKSON

Chair Beauchine commented the applicant had submitted a copy of his lease however the hand-written sections of the lease were not initialed by the lessor.

Member Hershiser said staff had indicated to the applicant they were not certain the lease provides enough proof of the property owner's approval.

Member Jackson commented there was a list of evidence requested at the last hearing that has not been made available by the applicant she said she could not support hearing the case without the evidence.

Chair Beauchine said it would not be possible to approve the variance without the evidence that was requested from the applicant.

MEMBER HERSHISER WITHDREW HIS MOTION TO REMOVE THE CASE FROM THE TABLE

ACCEPTED BY THE SECONDER

E. NEW BUSINESS

1. ZBA CASE NO. 13-03-27-1 MERIDIAN TOWNSHIP DEPT. OF PUBLIC WORKS & ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864

DESCRIPTION: North of Jo Pass (Keystone Woods)
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-471(b)(1), which states all structures and grading activities shall be setback forty (40) feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than two (2) acres in area.
- Section 86-471(b)(4), which states all structures and grading activities shall be setback fifty (50) feet from the an open county drain or creek as measured from the top of the bank on the side of the drain where the structure is to be located or grading activity is to occur.
- Section 86-471(c)(1), which states a twenty (20) foot natural vegetation strip shall be maintained from the edge of a wetland regulated by the township, the state, or by federal law.
- Section 86-471(c)(3), which states a twenty-five (25) foot natural vegetation strip shall be maintained from the top of the abutting bank of an open county drain or creek.

The applicant is requesting to construct an 8-foot wide bridge to provide a connection from the pathway in the Keystone Woods subdivision to the Interurban Pathway, which is located north of the Eberly Drain. A portion of the existing 7-foot wide pathway (which will be reconstructed) and proposed bridge are located within the setback and natural vegetation strip of a regulated wetland and open county drain; therefore the applicant is requesting variances.

Ms. Wyatt outlined the case for discussion and noted the Planning Commission had approved Special Use Permit #13031 on March 25, 2013.

Mr. Younes Ishraidi, Chief Engineer, Meridian Charter Township Department of Public Works and Engineering, the applicant, said the bridge will provide a connection between the subdivision and the Township's and Interurban's pathways and is an important part of the Township's Pathway Master Plan.

Mr. Leonard Provencher, 5824 Buena Parkway, spoke in support of the project. He said the Township has worked hard to obtain the required approvals and permits for the project and he would like to see it go forward.

Member Hershiser said he supports the project and he asked Mr. Ishraidi if a culvert had been considered instead of the bridge.

Mr. Ishraidi replied Michigan Department of Environmental Quality would not approve a culvert because it would cause greater disturbance to the wetland and floodplain.

Chair Beauchine commented he supports the project.

Member Jackson said the Planning Commission had also supported the project.

Chair Beauchine said there are several conditions recommended in the packet about working in a wetland. He said they are as follows: the applicant must obtain a special use permit from the Township, the applicant must obtain a soil erosion and sedimentation control permit, the applicant must obtain all necessary permits and approvals from the Ingham County Drain Commissioner's office and the Michigan Department of Environmental Quality, the applicant shall install erosion control silt fencing prior to any activity on the site.

MEMBER DESCHAIINE MOVED TO APPROVE WITH CONDITIONS FOR WORKING IN A WETLAND AND DRAIN SETBACKS AS OUTLINED BY CHAIR BEAUCHINE

SECONDED BY MEMBER HERSHISER

VOICE VOTE: YES: Member Deschaine, Hershiser, Jackson, LeGoff and Chair Beauchine.

NO: None

Motion carries 5-0

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

Mr. Provencher commented he was happy to be able to access the Zoning Board of Appeals agenda and packet online in a timely fashion.

H. BOARD MEMBER COMMENTS

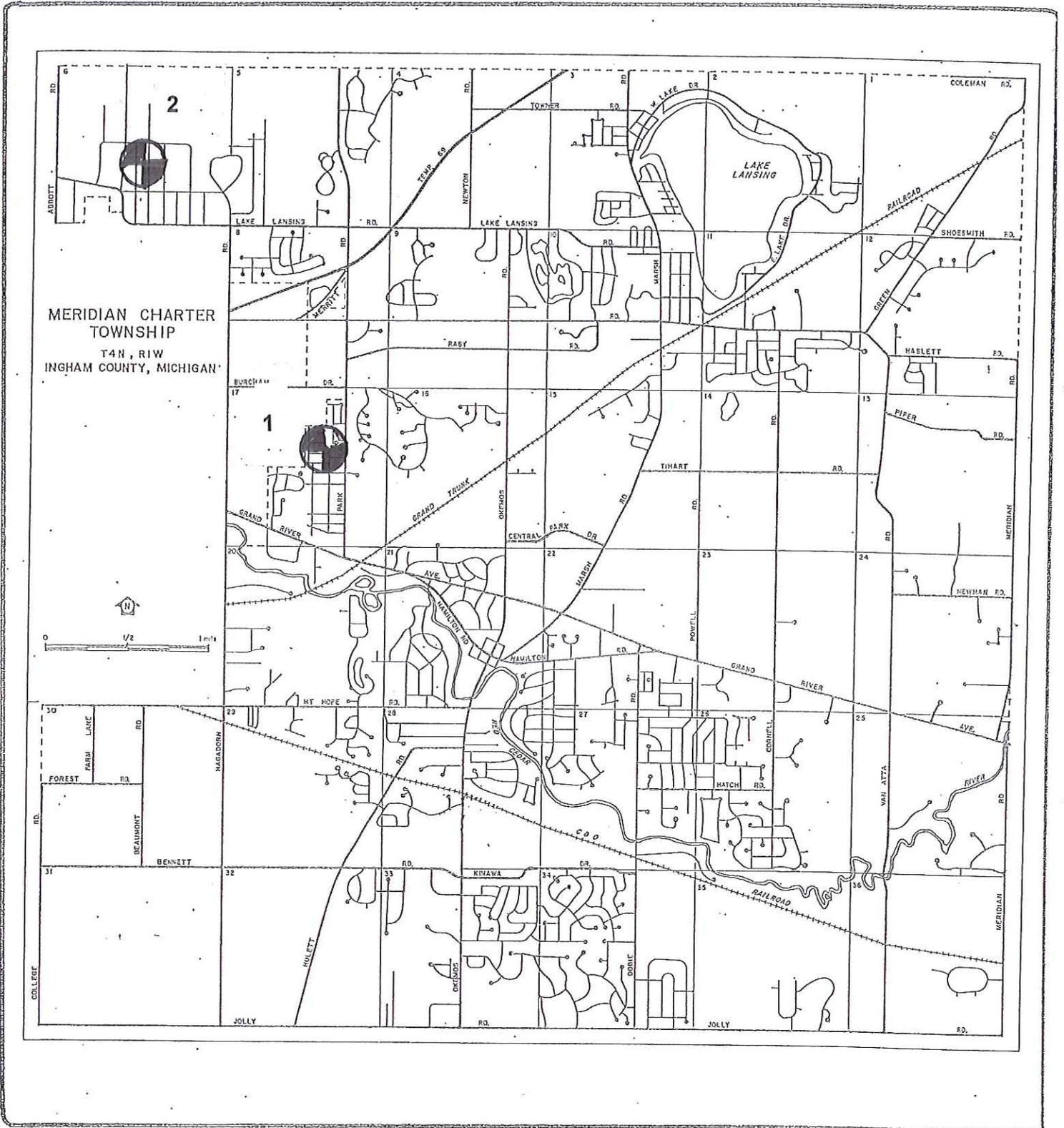
None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 6:55 p.m.

Respectfully Submitted,

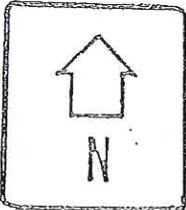
Angela M. Ryan
Recording Secretary



MERIDIAN CHARTER
TOWNSHIP
T4N, R1W
INGHAM COUNTY, MICHIGAN

LOCATION MAP

- 1. ZBA CASE NO. 13-04-10-1
- 2. ZBA CASE NO. 13-04-10-2



MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: April 5, 2013

RE: ZBA Case No. 13-04-10-1

ZBA CASE NO.: 13-04-10-1 MARK BECKER, 2685 LINDEN STREET, EAST LANSING, MI 48823
DESCRIPTION: 2685 Linden Street
TAX PARCEL: 17-253-005
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-373(e)(5)a., which states the front yard shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. Linden Street is classified as a local street, which has a required setback of twenty-five (25) feet from the street right-of-way.

The applicant is proposing to build a roof over the existing open deck, which is located on the front (north) facade of the house. The open deck is approximately six (6) feet deep by 22 feet wide and connects the front door to the driveway.

In 2006 the applicant received a variance from the Zoning Board of Appeals permitting the installation of a deck to the front of the house, located twenty-three (23) feet from the street right-of-way of Linden Street, for a variance of two (2) feet, under ZBA Case No. 06-09-13-4. The deck was constructed in 2006 under PB #06-0555.

The proposed roof is supported by four (4) wooden posts which are set directly on the top of the posts that support the deck. The roof posts are located at the leading edge of the deck. The proposed roof extends approximately two (2) feet beyond the deck. The 2006 variance decision was based on the site plan and information provided by the applicant at that time. Any modification that would affect the intent of the variance requires approval by the Zoning Board of Appeals. The proposed roof and support posts are considered modifications to the 2006 variance request; therefore the applicant has applied for a new variance for the proposed roof posts.

The variance request is to permit the four (4) roof posts to be located closer than the required twenty-five (25) feet from the street right-of-way. Per the submitted information the leading edge of each post is located approximately twenty-three (23) feet from the street right-of-way; therefore the applicant is requesting a variance.

The following chart summarizes the variance request:

	Required Setback	Proposed Setback	Variance Request
Posts	25 feet	23 feet	2 feet

Per Section 86-564(d), special structural elements such as gutters and eaves may project into any yard area up to a maximum of 2 ½ feet. The proposed roof extends approximately two (2) feet past the posts. If the variance is granted for the roof posts, the gutters and eaves are permitted to project up to 2 ½ feet into the front yard setback.

Site History

- The house was built in 1962.
- On September 13, 2006 the Zoning Board of Appeals approved a variance permitting the construction of a six (6) foot by twenty-two (22) foot deck on the front façade of the house, to be located approximately 23 feet from the street right-of-way, for a variance of two (2) feet, under ZBA Case No. 06-09-13-4.
- The porch was constructed in 2006 under PB #06-0555.
- On August 27, 2008 the Zoning Board of Appeals approved a variance permitting the construction of a roof over a basement stairway (west side of the house) to be located approximately four (4) feet from the side yard lot line, for a variance of six (6) feet, under ZBA Case No. 08-08-27-1.
- The roof over the basement stairway was constructed in 2008 under PB #08-0476.

Attachments

1. Application
2. Site Location Map
3. Letter from Applicant
4. Photographs from Applicant
5. Communication from Kristin D. Skog, dated March 25, 2013
6. Approval letter dated September 14, 2006, ZBA Case No. 06-09-13-4.
7. Approval letter dated August 28, 2009, ZBA Case No. 08-08-27-1
8. Survey/Site plan for proposed roof

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

VARIANCE APPLICATION

A. Applicant Mark Becker
Address of Applicant 2685 Linden St.
East Lansing
Telephone (Work) 517-214-8842 Telephone (Home) Same
Fax _____ Email address: mbecker842@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2685 Linden St. Meridian Township
Zoning district _____ Parcel number 33-02-02-17-253-005

- 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

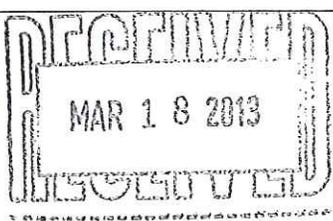
Mark G. Becker Mark G. Becker 3-18-13
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: Martha Wojcik 3/18/13

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

Mark G. Becker 3-18-13
Signature of Applicant(s) Date

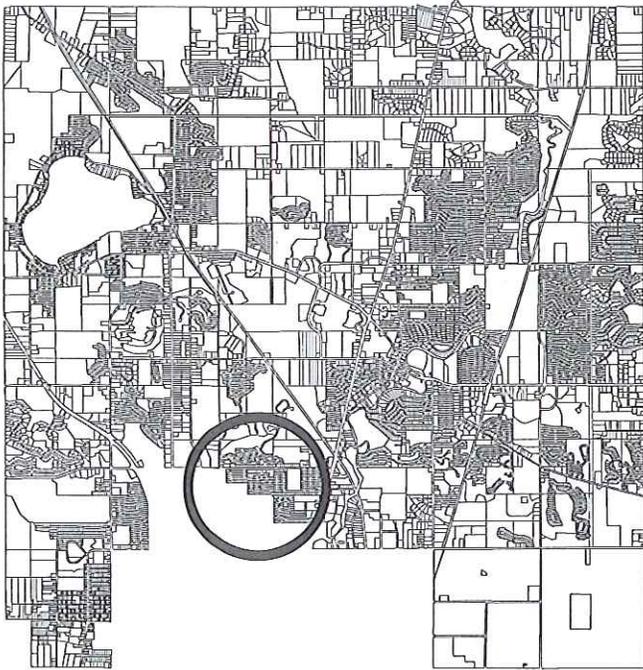
Signature of Applicant(s) Date



**ZONING BOARD OF APPEALS #13-04-10-1
(MARK BECKER)**

**REQUEST TO ADD ROOF
OVER OPEN PORCH & SUPPORT
POSTS DO NOT MEET REQUIR
FRONT YARD SETBACK AT
2685 LINDEN STREET**

CHARTER TOWNSHIP OF MERIDIAN



2685 Linden Street
East Lansing, MI 48823
March 18, 2013

Charter Township of Meridian
Planning Division
5151 Marsh Road
Okemos, MI 48864

Dear Friends:

I respectfully ask for a variance which will allow me to build a roof over the front porch on my house. This will require a variance, because the front porch itself extends a little less than two feet closer to the lot line than the zoning actually allows. (The Board graciously granted that request for variance several years ago)

At the time I built the new front porch, I didn't anticipate ever putting a roof over it. After several winters of dealing with the snow and ice -- and additional ice from dripping gutters -- I realized a roof would be a big improvement. It will stop a dangerously slippery condition from occurring on the main path from the front door to the driveway every time it snows.

The reason I haven't asked for this before is that I knew the time to do it would also be the time for a new roof. That time has come. I plan to have a new roof installed in May 2013. That's the time I'd like to build this roof extension over my front porch.

Specifically, the proposed roof will extend 7' closer to the street than the front wall of my house, and two feet beyond the front edge of the existing porch. Based on dimensions from a site survey (included) conducted for a previous owner by Bryan Land Surveys, P.C., that would put the front edge of the proposed roof structure approximately 21' from the front lot line. (Gutters would be attached on the front of that, encroaching an additional 5" or so.)

Vertically, the front edge of the roof will be continuous with the existing roof line. It will connect into the existing roof approximately halfway between the current front edge and the peak, which will make the vertical height of the new structure approximately 30".

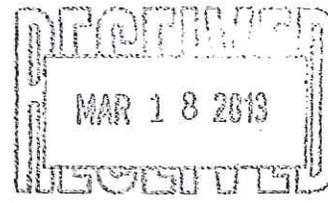
Vertical load will be carried by four 4"X4" wooden posts set directly on top of the posts which support the porch. Those posts were built according to code -- min 42" deep holes, set in concrete -- and were inspected and approved by the Meridian Township Building Inspector at the time of construction.

In addition to making the front porch more functional and safer, I believe the roof over the porch will be an aesthetic improvement to the house and the neighborhood.

Thanks in advance for your consideration.



Mark G. Becker, Owner



Becker, Mark G. (Page 1)
Residence: 2685 Linden Street, East Lansing (Meridian Township) MI 48823
Phone: 517-214-8842



Front of house, showing proposed roof over front porch

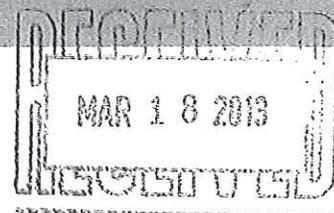
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APPROVED

Becker, Mark G. (Page 2)

Residence: 2685 Linden Street, East Lansing (Meridian Township) MI 48823 Phone: 517-214-8842



From east, looking west



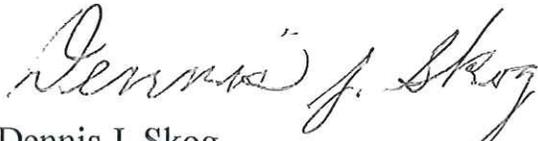
March 25, 2013

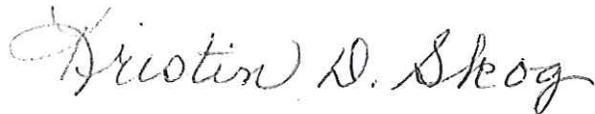


Charter Township of Meridian
Zoning Board of Appeals #13-04-10-1 (Mark Becker)
5151 Marsh Road
Okemos, MI 48864-1198

We have no objection to Mark Becker's plan to construct a roof over his existing porch.

Thank you.


Dennis J. Skog


Kristin D. Skog

2686 Linden Drive
East Lansing, MI 48823
517-351-1585

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixie Trustee
Andrew J. Such Trustee
John Veenstra Trustee
Anne M. Woiwode Trustee

September 14, 2006

Mark G. Becker
2685 Linden Street
East Lansing, MI 48823

RE: ZBA Case No. 06-09-13-4, (2685 Linden Street)

Dear Mr. Becker:

The Zoning Board of Appeals, at its regular meeting on September 13, 2006, voted to approve your variance request from Section 86-373(e)(5)a. of the Code of Ordinances, which requires a twenty-five (25) foot setback from the Linden Street right-of-way line. Approval of the variance permits the installation of a six (6) foot by twenty-two (22) foot deck to the front of an existing single family residential structure. The existing single family house is located twenty-nine (29) feet from the street right-of-way and the proposed deck will be located twenty-three (23) feet from the Linden Street right-of-way line. Therefore, the deck is permitted to encroach two (2) feet into the required setback area.

The granting of the variance was based on the site plan and information as submitted by the applicant. Any modification that would affect the intent of the variance would require approval by the Zoning Board of Appeals.

Please note that a permit to authorize the construction approved by the variance must be granted within eighteen (18) months and completed within eighteen (18) months from approval date of the permit.

If you have any questions, please feel free to contact me at (517) 853-4572.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy D. Langer", is written over a horizontal line.

Troy D. Langer
Senior Planner

cc: Building Division

TL\PLANNING\ZBA\ZBA LETTERS\LETTER.1557

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixie Trustee
Andrew J. Such Trustee
John Veenstra Trustee
Anne M. Woiwode Trustee

August 28, 2008

Mark Becker
2685 Linden Street
East Lansing, MI 48823

**RE: ZBA Case No. 08-08-27-1
 (2685 Linden Street)**

Dear Mr. Becker:

The Zoning Board of Appeals, at its regular meeting on August 27, 2008, voted to approve your variance request from Section 86-373(e)(5)b., which allows you to construct a roof measuring 7 feet by 12 feet over the basement stairway located on the west side of your house at 2685 Linden Street. The roof will be located four feet from the side property line, which does not conform to the required 10 foot side yard setback of the RA zoning district. The variance was granted with the condition that the design of the proposed roof fit into the character of the neighborhood, subject to the approval of the Director of Community Planning and Development.

The granting of the variance was based on the site plan and information as submitted by the applicant. Any modification that would affect the intent of the variance would require approval by the Zoning Board of Appeals.

Please note a building permit is required for the construction of the roof. A building permit must be applied for within 18 months of the date the Zoning Board of Appeals approved the variance and the project must be completed within 18 months from the date the building permit was issued or the variance shall be void.

During the review of this variance case staff became aware that the basement stairway encroaches six feet into the side yard. Section 86-564(e) of the Code of Ordinances states that a stairway may project into the yard up to a maximum of five feet. Even though a building permit for the construction of the stairway was issued by the Township, the location of the stairway is in violation. Unless the stairway is moved to bring it into compliance, or a variance for the location is granted by the Zoning Board of Appeals, the Township will consider the stairway to be a legal non-conforming structure. If the non-conforming stairway is ever replaced, moved, or destroyed, it can only be reconstructed in compliance with the Code of Ordinances.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

Mark Becker (ZBA Case No. 08-08-27-1)
2685 Linden St.
Page 2

If you have any questions, please feel free to contact me at (517) 853-4576.

Sincerely,

A handwritten signature in cursive script that reads "Peter Menser".

Peter Menser
Assistant Planner

cc: Building Division

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MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: April 5, 2013

RE: ZBA Case No. 13-04-10-2

ZBA CASE NO.: **13-04-10-2 STEVE LEE, 6214 TOWAR AVENUE EAST LANSING, MI 48823**

DESCRIPTION: 6215 Rutherford Avenue

TAX PARCEL: 06-327-062

ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-502, which states an accessory building not attached and not made a part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.

The applicant has constructed an unroofed/open deck onto the house in 2012, along the north (side yard) and west (rear yard) sides of the house. The deck was constructed without a building permit however the applicant has recently applied for a building permit for the deck, which is currently under review (PB #13-0122).

The applicant also constructed a shed in the rear yard in 2012, after the deck was completed. The shed is approximately eight (8) feet by fifteen (15), or 120 square feet. A building permit is not required for an accessory building which is less than 200 square feet.

The shed is attached to a wood platform, which has support posts and footings. At its closest point the shed is located approximately seven (7) feet from the edge of the deck. The shed is considered an accessory structure and the required setback is ten (10) feet from the principal structure or any other accessory structure. The deck is considered part of the principal structure, and the shed does not meet the required setback; therefore the applicant is requesting a variance.

The following chart summarizes the variance request:

	Required Setback	Proposed Setback	Variance Request
Shed	10 feet	7 feet	3 feet

ZBA Case No. 13-04-10-2

April 5, 2013

Page 2

The Township Fire Inspector reviewed the existing location of the shed and had no problems with its proximity to the deck or house.

Site History

- On November 9, 1983 the Zoning Board of Appeals approved a variance permitting the house to be located approximately five (5) feet from the south lot line, for a variance of two (2) feet, under ZBA Case No. 83-11-09-10.
- In 1983 the house was moved from Bath to the current location (PB #14443).
- The building permit for the deck is currently under review (PB #13-0122).

Attachments

1. Application
2. Site Location Map
3. Letter from Applicant
4. Deck Plan
5. Photographs from Applicant
6. Site plan

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

VARIANCE APPLICATION

A. Applicant Steve Lee
Address of Applicant 6214 Towar Ave. E, Laus
Telephone (Work) 517-819-9666 Telephone (Home) 336-7889
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6215 Rutherford Ave
Zoning district RB Parcel number 33-02-02-06-327-062

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)

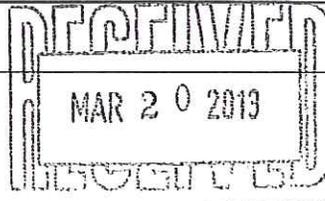
Steven M Lee Steven M Lee 3/20/13
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: Martha Wyatt 3/20/13

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

Steven M Lee 3/20/13
Signature of Applicant(s) Date

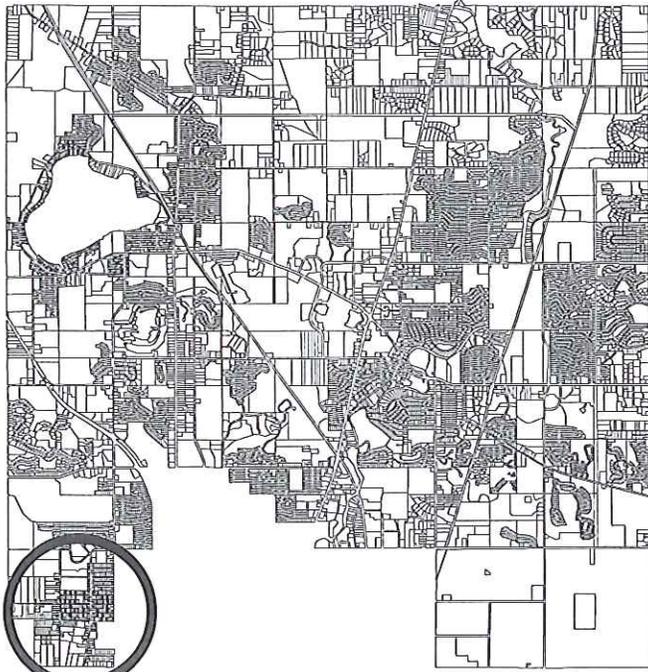
Signature of Applicant(s) Date



**ZONING BOARD OF APPEALS #13-04-10-2
(STEVE LEE)**

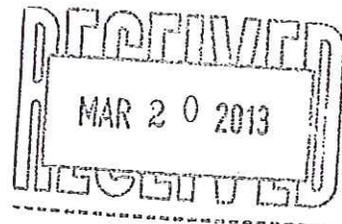
**REQUEST TO LOCATE A
DETACHED ACCESSORY
STRUCTURE (SHED) LESS
THAN 10 FEET FROM THE
HOUSE/DECK
AT 6215 RUTHERFORD AVE.**

CHARTER TOWNSHIP OF MERIDIAN

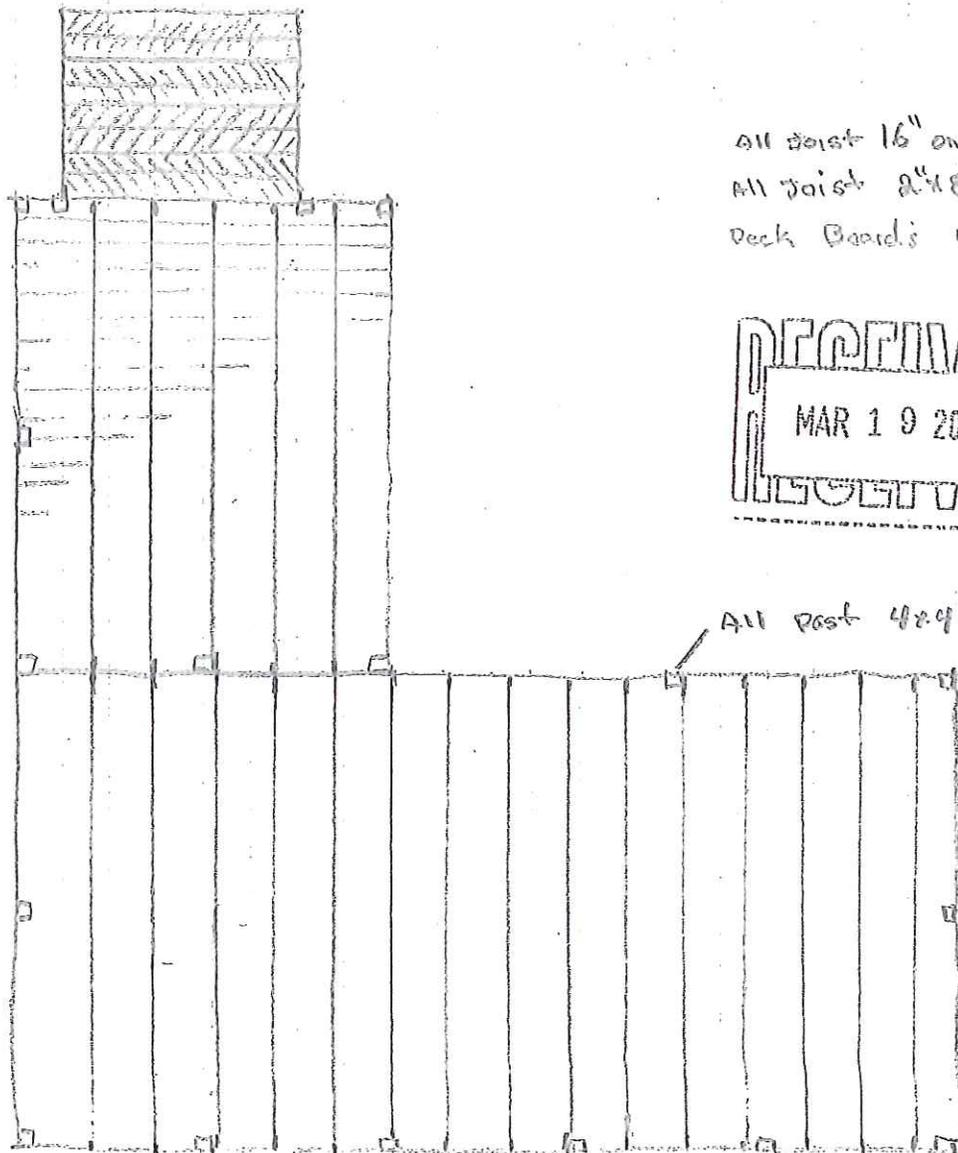


VARIANCE APPLICATION SUPPLEMENT

1. The Grade of the land. During a thaw, mostly in spring, water will sometimes pool in this area, and could possibly endanger the contents of the shed.
2. Moving the shed back could possible endanger the root system of the mature silver maple tree behind it. To meet code, the shed would be only 2 feet from this tree. Also, moving it would put it in a place of less wind protection.
3. This property is a small 2 bedroom house which is ideal for an elderly person or a single parent. Keeping the shed off to the side, and up by the house, keeps the line of sight open for children at play in the yard.
4. Dismantling the shed could permanently damage the structural strength of the building.
5. The location of the shed also helps make the deck more private from the neighbors yard.
6. Location of the shed permits proper yard maintenance.
7. The Shed is double walled plastic, which is relatively light. The closer to the house, for the location, gives it the most wind protection.
8. The current location of the shed makes it's access very convenient for the tenant.



2'



All Joist 16" on Center
All Joist 2"x8"
Deck Boards wot. 5/4

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MAR 19 2013

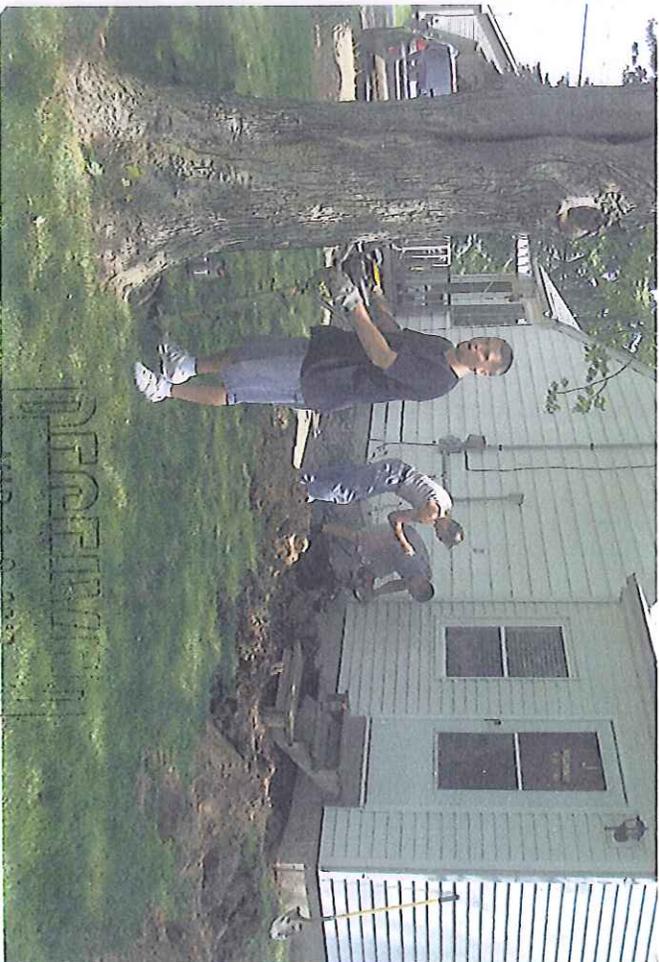
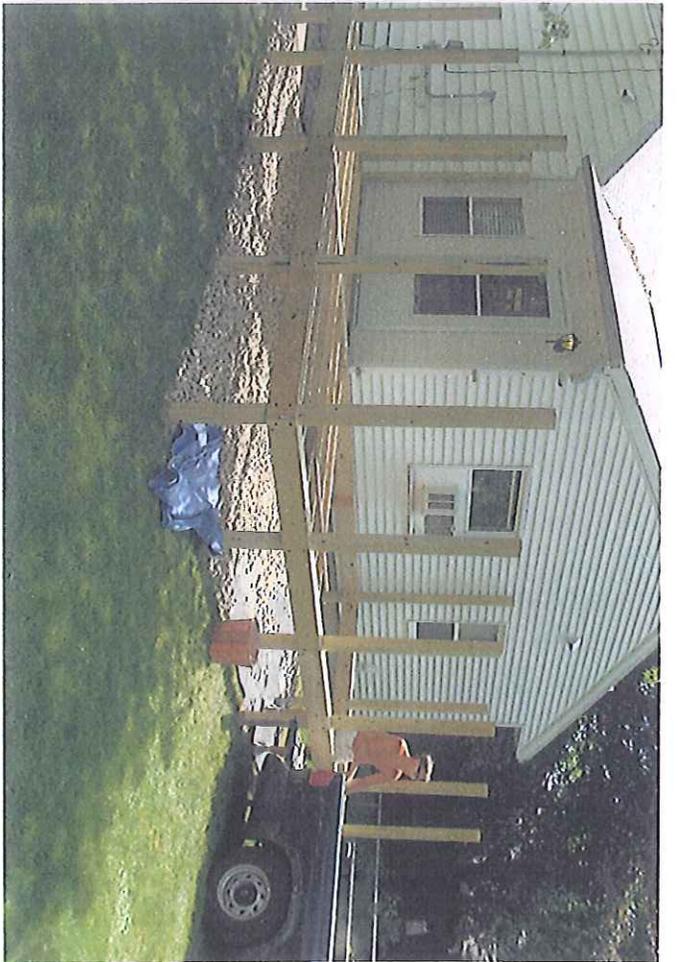
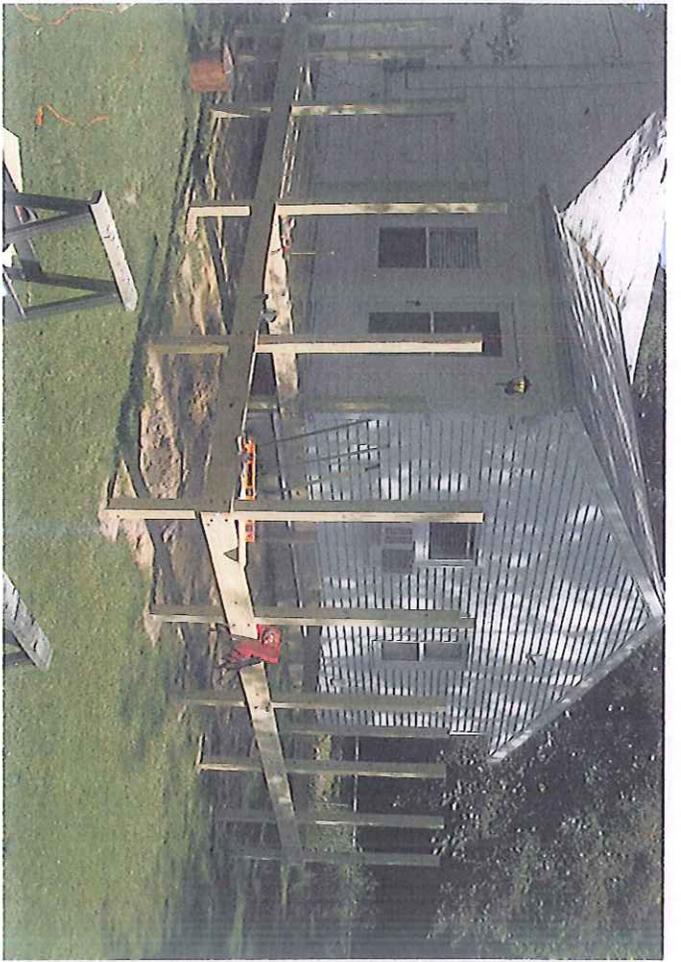
All Post 4x4



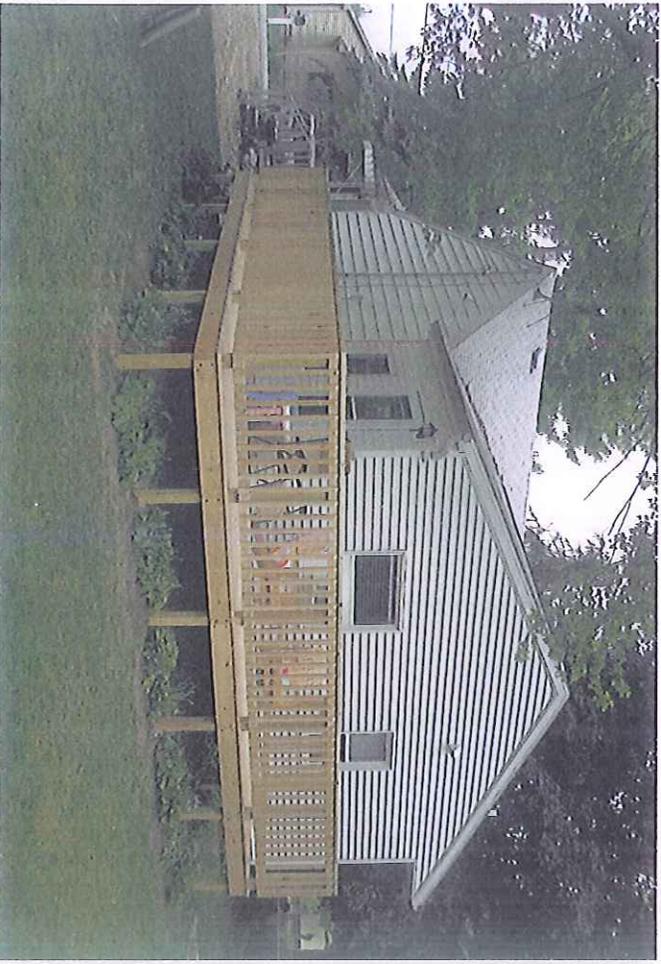
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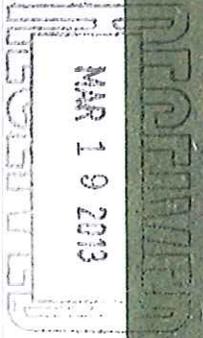
PROFESSIONAL
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DESIGNED



PERMITS
MAR 19 2013

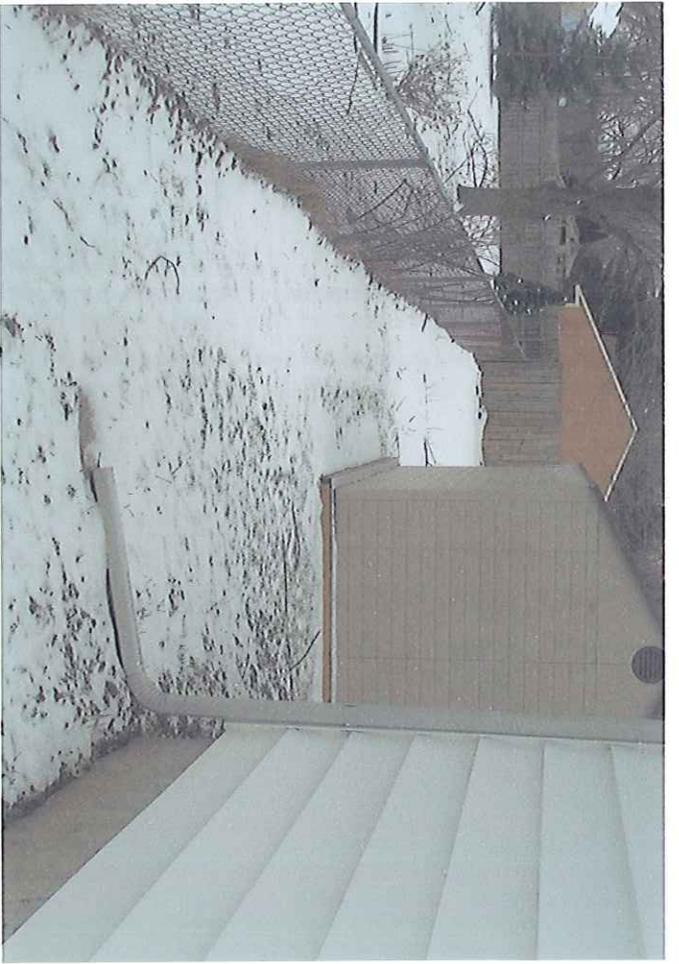


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