



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
August 17, 2022 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, July 20, 2022
4. COMMUNICATIONS
 - A. Pushpa & Harish Tekchandani, 6046 Porter Ave. RE: ZBA Case #22-08-17-2
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 22-08-17-1 (419 Haslett), David & Cathie Myers, 419 Haslett Road, Haslett, MI 48840

DESCRIPTION: 419 Haslett Road
TAX PARCEL: 12-400-015
ZONING DISTRICT: RR (Rural Residential)

The variance requested is to allow an accessory building (garage) to project into the front yard located at 419 Haslett Road.

B. ZBA CASE NO. 22-08-17-2 (6078 Porter), Craig Linnell, 6078 Porter Avenue, East Lansing, MI 48823

DESCRIPTION: 6078 Porter Avenue
TAX PARCEL: 06-451-040
ZONING DISTRICT: RB (Single Family, High Density)

The variance requested is to allow an accessory building (garage) to project into the front yard located at 6078 Porter Avenue.

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

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *DRAFT*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JULY 20th, 2022
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Vice-Chair Field Foster, Members Deschaine, Koenig, Premoe

ABSENT: Vice-Chair Field-Foster

STAFF: Assistant Planner Keith Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:31 p.m.

2. APPROVAL OF AGENDA

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

ROLE CALL VOTE:

YEAS: Members Koenig, Deschaine, Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. June 15, 2022 Meeting Minutes

Chair Mansour moved to approve the minutes from Wednesday, June 15, 2022 as presented. Seconded by Member Deschaine.

ROLE CALL VOTE:

YEAS: Members Koenig, Deschaine, Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

Chair Mansour noted a communication has been received relevant to the case on the agenda.

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

A. ZBA CASE NO. 22-07-20-1 (6116 Columbia), Paul Andrus, 6116 Columbia St., Haslett, MI 48840

The variance requested is to construct an attached garage that does not meet the front yard setback permitted by ordinance at 6116 Columbia Street.

Assistant Planner Chapman outlined the case for discussion.

Applicant Paul Andrus, 6116 Columbia St., Haslett, MI made himself available for questions.

Member Koenig asked staff what the recently changed section of the Zoning Code previously said about the front yard setback requirement.

Assistant Planner Chapman replied in this case it would have been a 20 foot requirement.

Member Koenig asked if the garage built at 6112 Columbia St. would have required for a variance.

Chair Mansour replied she is sure they would have.

Member Koenig noted the garage at 6112 Columbia St. is closer to the road than this proposed garage so there should be no issue in granting a variance in this case.

Member Koenig asked if the proposed garage would be closer to the road than the shed currently on the property.

Mr. Andrus replied the shed extends beyond where the new garage would go up, and that he intends to tear down the shed.

Member Deschaine asked how the foot print of the carport and the new garage would compare.

Mr. Andrus replied that he believes the carport may have been a little longer, but it was very similar in measurement.

Member Premoe noted the neighbors seem supportive of the garage, and he has no issue with this request.

Chair Mansour asked if there was any way to make this structure smaller.

Applicant's Contractor Felix Allen Ingram, 1365 Red Leaf Ln., East Lansing, MI replied originally the garage would have required an 8 foot variance, but through working with the township the garage was scaled back.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

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

Chair Mansour stated criteria two has been met.

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

Chair Mansour stated criteria three has been met.

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

Chair Mansour stated Criteria four has been met.

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

Chair Mansour stated criteria five has been met.

Member Deschaine moved to grant the variance in ZBA CASE NO. 22-07-20-1 (6116 Columbia), Paul Andrus, 6116 Columbia St., Haslett, MI 48840. Seconded by Member Premoe.

ROLE CALL VOTE:

YEAS: Members Koenig, Deschaine, Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS -NONE

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 6:49 pm.

NONE

Chair Mansour closed public remarks at 6:49 pm.

9. BOARD MEMBER COMMENTS

Member Deschaine

- Thanked staff for providing board members with Planning and Zoning news

10. ADJOURNMENT

Chair Mansour moved to Adjourn.

Chair Mansour Adjourned the meeting at 6:49 pm.

Keith Chapman

From: harish tekchandani <tekchandaniharish@gmail.com>
Sent: Sunday, July 31, 2022 12:17 PM
To: Keith Chapman
Subject: variance Request - 6078 Porter by Craig Linnell

We have **no objection**.

Sorry we may not be able to attend the meeting in person

Thanks

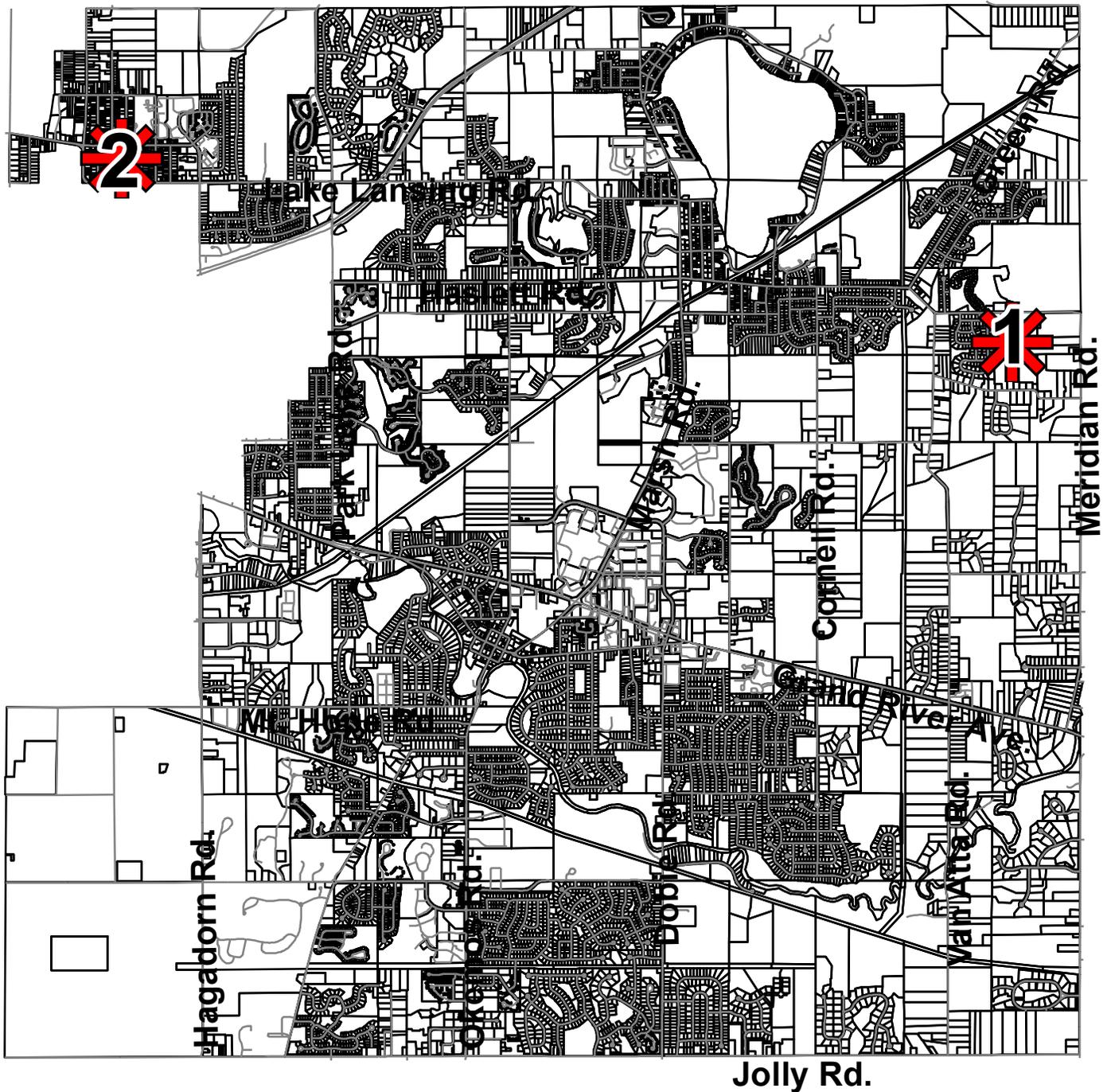
Pushpa & Harish Tekchandani

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.

Meridian Township



Location Map

1. ZBA #22-08-17-1 (419 Haslett Rd.)
2. ZBA #22-08-17-2 (6078 Porter Ave.)





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: August 9, 2022
Re: ZBA Case No. 22-08-17-1 (419 Haslett)

ZBA CASE NO.: 22-08-17-1 (419 Haslett) David & Cathie Myers, 419 Haslett Road, Haslett, MI 48840
DESCRIPTION: 419 Haslett Road
TAX PARCEL: 12-400-015
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-565(1), No accessory building shall project into any front yard.

The applicant has requested a variance to allow an accessory building (garage) to project into the front yard located at 419 Haslett Road. The approximate 7.73-acre site is zoned RR (Rural Residential).

The plot plan shows the existing 1,536 square foot single family house that was constructed in 2021 and the proposed 24' by 24' (576 square foot) accessory building. Section 86-565(1) does not allow an accessory building to project into a front yard. The garage will project 75 feet in front of the principal structure, requiring a 75-foot variance.

A wetland delineation (WDV #21-05) was conducted in 2021 on wetlands located near the northern and southern portion of the property. The single-family home is located 30.9 feet from the 40-foot wetland setback.

Attachments

1. Application material
2. Plot plan
3. Wetland map
4. Site location map

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

VARIANCE APPLICATION

A. Applicant David & Cathie Myers
Address of Applicant 419 Haslett Road, Haslett MI 48840
419 Haslett Road, Haslett MI 48840
Telephone (Work) 517.719.4086 - Cathie Telephone (Home) 517.281.9948 - Dave
Fax _____ Email address: cmvollmar@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 419 Haslett Road, Haslett MI 48840
Zoning district RR Parcel number 33020212400015

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-5651

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)

Cathie Myers
Signature of Applicant

Cathie Myers
Print Name

8/10/22
Date

Fee: _____ Received by/Date: _____

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.)

Cathie Myers
Signature of Applicant(s)

8/10/22
Date

Daniel Myers
Signature of Applicant(s)

8/9/22
Date

Variance Request

David & Cathie Myers
419 Haslett Road
Haslett Michigan
48840

- 1) We have unique circumstance on our property that prohibits us to build a pole barn on specific parts of the property, we are requesting permission to build on the east side of the property, below are the reasons for the request.
 - Narrow approach
 - Wet land and the 40' buffer at the rear of the property
 - Propane Tank on the West side of the property
- 2) As was mentioned we can not build on the rear side of the property because of the wet lands, and narrow approach, I believe the neighbors to the east and west had the same issues and have been granted variance, we are requesting the same privilege.
- 3) A brief description of the building:
 - Building is 722.9' from Haslett Road and would not be visible from Haslett Road
 - 24' x 24'
 - 8" Walls
 - 1 double door
 - 1 service door
 - Steel siding and roof to match the house
 - No floors
 - No windows
 - Placement would be in correlation with the set back regulations with the Township
- 4) The property is long and narrow with sever trees around the placement of the building, it fits the character of the area and is not visible from Haslett Road. The building would not be intrusive to Home, neighbors, wildlife, or passer byers.
- 5) We are in dire need of storage for, tractors, lawn equipment, bikes, and summer lawn furniture, options would be to store outside under plastic tarps for the winter months which would be visible to neighbors and quests.

Thank you for your consideration!

David & Cathie Myers

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

419 Haslett Road
 Meridian Township, Ingham County, Michigan

WDV 21-05

PROJECT NO.
210779

FIGURE NO.
1



Wetland A
0.60 acres

Wetland B
0.74 acres

Wetland C
0.22 acres

SP-A

SP-C

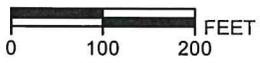
Haslett Road

LEGEND

- Wetland Sampling Point
- Delineated Wetland Boundary
- Area of Investigation
- Site



WETLAND DELINEATION



DATA SOURCES: PARCEL LINES ACQUIRED FROM INGHAM COUNTY, MICHIGAN EQUALIZATION. IMAGERY ACCESSED FROM INGHAM COUNTY ON ARCGIS ONLINE.

PLOT PLAN

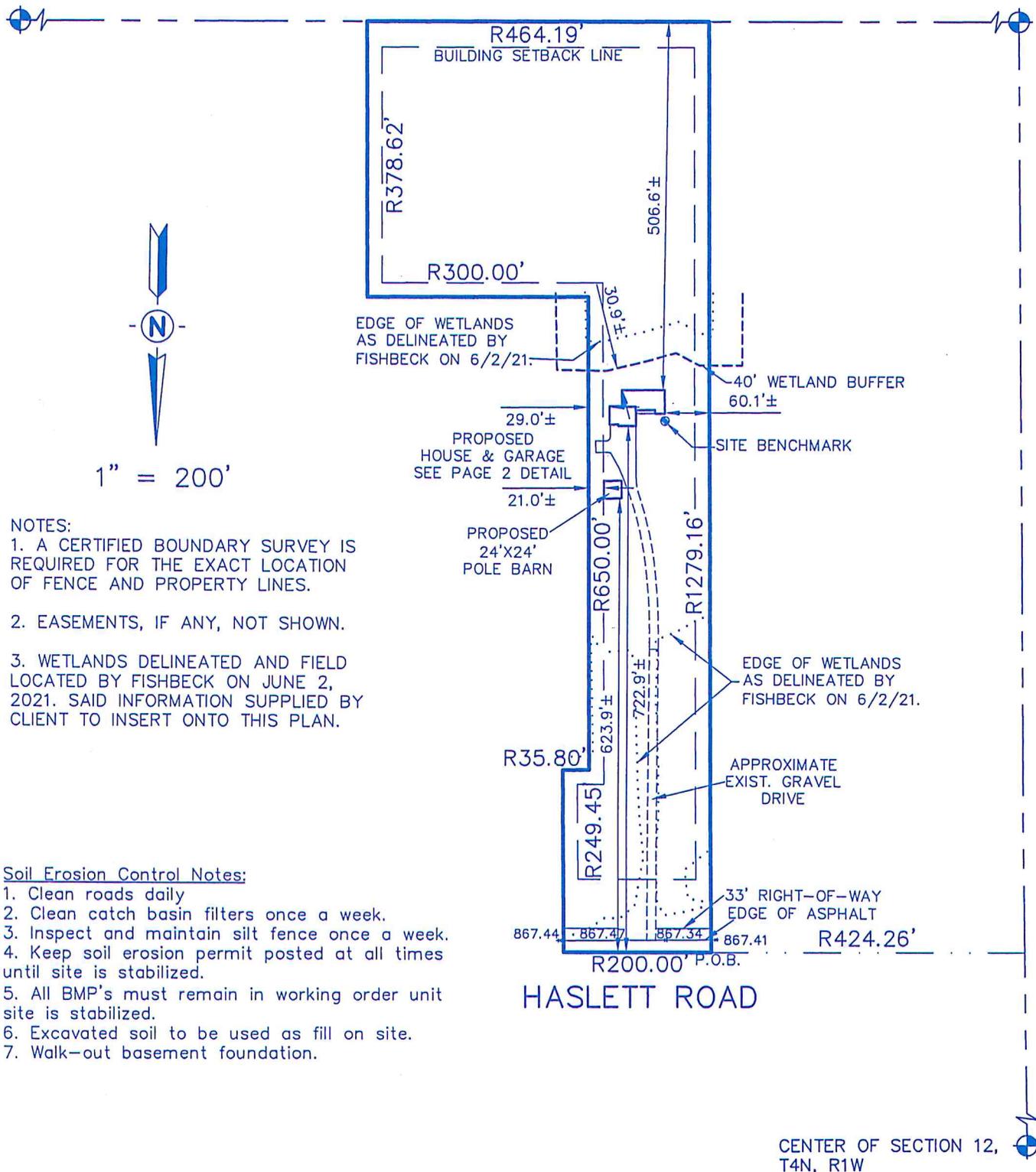
For:
James Edward Builders, Inc.
3450 E. Lake Lansing Road
East Lansing, MI 48823

Survey Address:
419 Haslett Road
Haslett, MI 48840
ID: 33-02-02-12-400-015

SEE PAGE 2 FOR LEGAL DESCRIPTION

SOUTHEAST CORNER
SECTION 12, T4N, R1W

SOUTH 1/4 CORNER
SECTION 12, T4N, R1W



NOTES:

1. A CERTIFIED BOUNDARY SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.

2. EASEMENTS, IF ANY, NOT SHOWN.

3. WETLANDS DELINEATED AND FIELD LOCATED BY FISHBECK ON JUNE 2, 2021. SAID INFORMATION SUPPLIED BY CLIENT TO INSERT ONTO THIS PLAN.

Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Walk-out basement foundation.

PROPOSED TOP OF BASEMENT WALL = 879.5±
PROPOSED LOWEST OPENING (WALK-OUT) = 871.5±

PROPOSED TOP OF BASEMENT FLOOR = 871.5±
PROPOSED FINISH GARAGE FLOOR = 877.5±

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension x = Existing Elevation
- = Silt Fence D = Surface Drainage
- = Deed Line 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC.

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

KYES ENGINEERING
BRYAN LAND SURVEYS

DRAWN BY SLH	SECTION 12, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 3	97825.HSE

ERICK R. FRIESTROM

06-24-2022

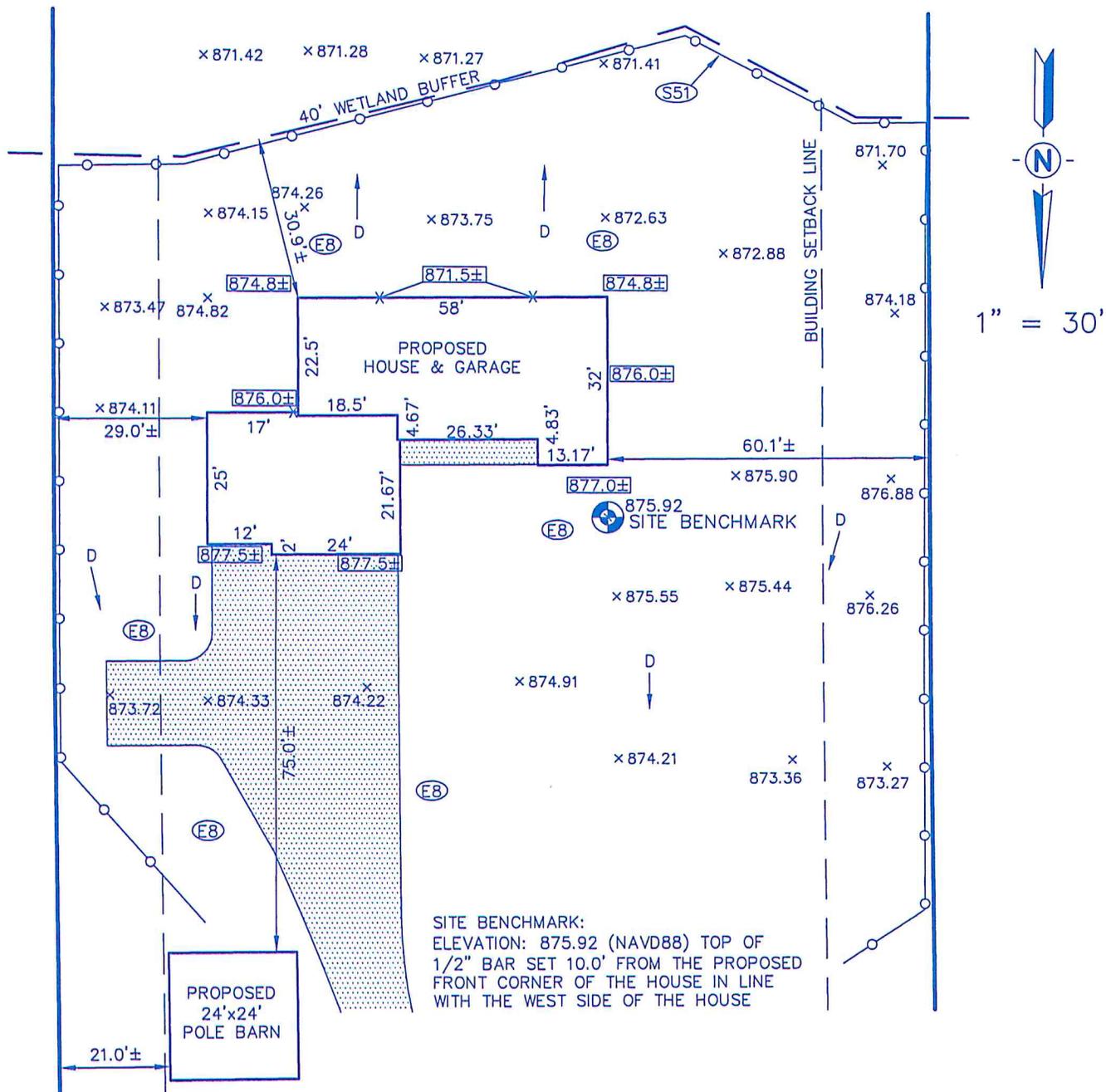
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

PLOT PLAN

For:
James Edward Builders, Inc.
3450 E. Lake Lansing Road
East Lansing, MI 48823

Survey Address:
419 Haslett Road
Haslett, MI 48840
ID: 33-02-02-12-400-015

Legal Description (as provided in Bryan Land Surveys, P.C., Certified Boundary Survey Job No. 91-B-33544): A parcel of land in the Southeast 1/4 of Section 12, T4N,R1W, Meridian Township, Ingham County, Michigan, the Surveyed boundary of said parcel described as commencing at the South 1/4 corner of said Section 12; thence N00°39'37"W along the North-South 1/4 line of said Section 12 a distance of 1281.49 feet to the centerline of Haslett Road; thence N89°57'20"E along said centerline 424.26 feet to the point of beginning of this description; thence N89°57'20"E continuing along said centerline 200.00 feet; thence S00°26'36"E 249.45 feet; thence S89°38'35"W parallel with the South line of said Section 12 a distance of 35.80 feet; thence S00°26'36"E 650.00 feet; thence N89°38'35"E parallel with said South line 300.00 feet; thence S00°26'36"E 378.62 feet to said South line; thence S89°38'35"W along said South line 464.19 feet; thence N00°26'36"W 1279.16 feet to the point of beginning.



SITE BENCHMARK:
ELEVATION: 875.92 (NAVD88) TOP OF
1/2" BAR SET 10.0' FROM THE PROPOSED
FRONT CORNER OF THE HOUSE IN LINE
WITH THE WEST SIDE OF THE HOUSE

PROPOSED TOP OF BASEMENT WALL = 879.5± PROPOSED TOP OF BASEMENT FLOOR = 871.5±
PROPOSED LOWEST OPENING (WALK-OUT) = 871.5± PROPOSED FINISH GARAGE FLOOR = 877.5±

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension x = Existing Elevation
- = Silt Fence D = Surface Drainage
- = Deed Line 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH	SECTION 12, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 2 OF 3	97825.HSE

SOIL EROSION CONTROL PLAN

	JANUARY 2021	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
TEMP SEC MEASURES							X	X	X	X	X	X
EXCAVATION							X	X	X			
HOME CONSTRUCTION							X	X	X	X	X	X
TOPSOIL SPREADING									X	X	X	X
SEEDING & MULCHING									X	X	X	X
FINAL INSPECTION										X	X	X

(SCHEDULE IS SUBJECT TO CHANGE)

APPROX. EXCAVATION= 517 CUBIC YDS.
 LIMITS OF DISRUPTION= SHOWN ON PAGE 1, DETAIL ON PAGE 2
 TEMPORARY EROSION CONTROL TO BE INSTALLED, MAINTAINED AND REMOVED BY BUILDER.
 PERMANENT EROSION CONTROL TO BE INSTALLED AND MAINTAINED BY PROPERTY OWNER

NOTES:

1. CONSTRUCTION DRIVE WILL BE PROVIDED WITH CRUSHED STONE OR CRUSHED CONCRETE SIZE 2"-3"
2. WETLANDS DELINEATED & FIELD LOCATED BY FISHBECK ON JUNE 2, 2021
3. ALL CATCH BASINS ARE TO BE EQUIPPED WITH FILTER CLOTH.

SOIL TYPES:

- SnC – SISSON FINE SANDY LOAM, 6-12% SLOPES (BUILDING AREA SOILS)
- Pa – PALMS MUCK, 0-1% SLOPES
- Co – COLWOOD-BROOKSTON LOAMS
- Hn – HOUGHTON MUCK, 0-1% SLOPES
- ThA – THETFORD LOAMY SAND, 0-3% SLOPES
- MaC – FILER FINE SANDY LOAM, 6-12% SLOPES

(ACCORDING TO WEBSOILSURVEY.NRCS.USDA.GOV)

NOTE: ANY STOCKPILING OF SOIL SHALL BE SURROUNDED BY SILT FENCE. SEEDED IF LEFT OVER 6 MONTHS.

STORM WATER FROM THIS SITE WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.



**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
 S-E-S-C KEYING SYSTEM**

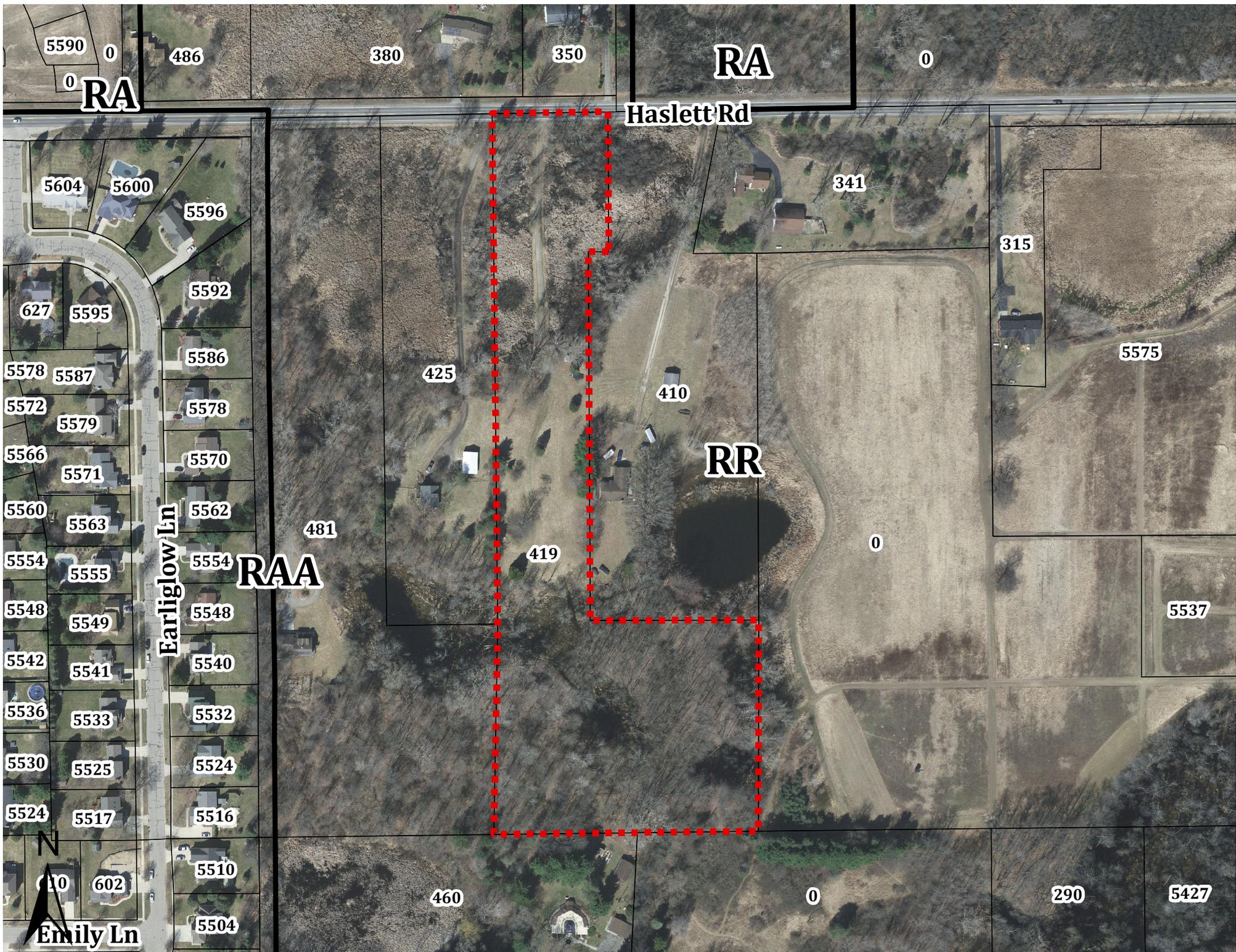
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

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DRAWN BY SLH	SECTION 12, T4N, R1W
FIELD WORK BY --	JOB NUMBER:
SHEET 3 OF 3	97825.HSE



RA

RA

Haslett Rd

RR

RAA

Earliglow Ln

Emily Ln





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: August 9, 2022
Re: ZBA Case No. 22-08-17-2 (6078 Porter)

ZBA CASE NO.: 22-08-17-2 (6078 Porter) Craig Linnell, 6078 Porter Avenue, East Lansing, MI 48823
DESCRIPTION: 6078 Porter Avenue
TAX PARCEL: 06-451-040
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-565(1), No accessory building shall project into any front yard.

The applicant has requested a variance to allow an accessory building (garage) to project into the front yard located at 6078 Porter Avenue. The approximate 0.22-acre site is zoned RB (Single Family, High Density).

The lot survey shows the existing 2,139 square foot nonconforming single-family house that according to Assessing Department records was constructed in 1944. The house was built prior to the Zoning Ordinance. The applicant is proposing to construct a 24' by 30' (720 square foot) accessory building in the front yard. Section 86-565(1) does not allow an accessory building to project into a front yard. The garage will project 30 feet in front of the principal structure, requiring a 30-foot variance.

Attachments

1. Application material
2. Lot survey
3. Site location map

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

VARIANCE APPLICATION

A. Applicant CRAIG T. LINNELL
Address of Applicant 6078 PORTER AVE
E. LANSING, MI 48823
Telephone (Work) SAME Telephone (Home) (435) 313-1469
Fax N/A Email address: REOAGENT@HOTMAIL.COM
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6078 PORTER AVE EAST LANSING MI 48823
Zoning district RB-SINGLE FAMILY HIGH-DENSITY Parcel number 33-02-02-06-451-040

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) ~~86-565(1)~~ 86-565(1)

D. Required Supporting Material Supporting Material if Applicable
 -Property survey -Architectural sketches
 -Legal description -Other
 -Proof of property ownership or approval letter from owner LEGAL DESCRIPTION
 -Site plan to scale MP 3471 LOT 244 TOWAR GARDENS SUBDIVISION
 -Written statement, which demonstrates how all the review criteria will be met (See next page)

Craig T. Linnell CRAIG T LINNELL 7/15/22
Signature of Applicant Print Name Date

Fee: \$250.00 Received by/Date: Kathryn 7/18/22

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

6078 Porter Avenue

Detached Garage Addition

Summary

Current Front Yard Sqft- $50' \times 106.4' = 5320\text{sqft}$

Max Allowed Coverage- $5320\text{sqft} \times 35\% = 1862\text{sqft}$

Garage Description

Garage Size- $24' \times 30' = 720\text{sqft}$

Driveway Section "A"- $11' \times 51' = 561\text{sqft}$

Driveway Section "B"- $24' \times 17' = 408\text{sqft}$

Driveway Section "C"- $24' \times 14' \times .5 = 168\text{sqft}$

Total Coverage Garage + Driveway = 1857sqft (34.90%)

Garage to be placed on Concrete Garage Pad

Access via Asphalt Driveway

One Rear Pedestrian Door- $48'' \times 84''$

Two Front Roll-up Garage Doors- $9' \times 8'$ each

Site Location

Side Setback- $5'$

Front Setback- $51'$

Distance from Current House Front- $30'$

Distance set behind front of House to North is $22'$

Distance set in front of House to South is $5.5'$

Variance Application Supplement

Responses to Review Criteria

1. The unique characteristics of this property require a variance to place the proposed garage in front of the structure; these characteristics can be seen in the attached "Lot Survey". The structure is set way back on the property and only has a 26' deep rear yard, with no access due to a 2.5' setback on the south and a 10' setback on the north with a very large tree (approx. 5' diameter).

2. Without a granted variance the practical difficulties become; no covered parking, no real storage, no security or weather protection for vehicles or storage of personal property.

In addition to garaging two automobiles - the garage will be utilized for the safe and secure storage of - gardening needs, patio furniture, trash cans, holiday decorations, emergency water, lawn mower, snowblower, bicycles, motorcycles, etc.) The lack of such vital storage creates difficulties in regard to attractiveness, security, weather protection and limits the enjoyment & practical use of the property as a detached single family unit in a conforming residential neighborhood.

3. Applicant is specifically not requesting additional variance(s) -
A. To align and match-up to the setback of the current structure.
B. To exceed the 35% front yard limit of coverage for garage and driveway.

The granting of this specific variance is the absolute minimum action needed with regard to current street usage; The neighborhood utilizes 22' street width and no sidewalks, thereby already creating safety issues for pedestrians, pets, and all other moving objects in the street areas. (average car width is approximately 7' depending upon mirrors - two cars parked on opposite sides of the street only allow for utilization of an 8' wide lane for all street movement).

Allowing safe, protective and practical off-street parking is in the best interest of every resident and traveler in our neighborhood.

4. With a wide variance of the front setback depths, side garages with doors facing the street, plus a wide range of property conditions, etc. The addition of a new and attractive structure is actually a needed enhancement to the area (see pictures). The specific site location of the structure's front wall is approximately 22' deeper on the lot than the adjacent property to the north and is approximately 5.5' closer to the street than the adjacent property to the south.

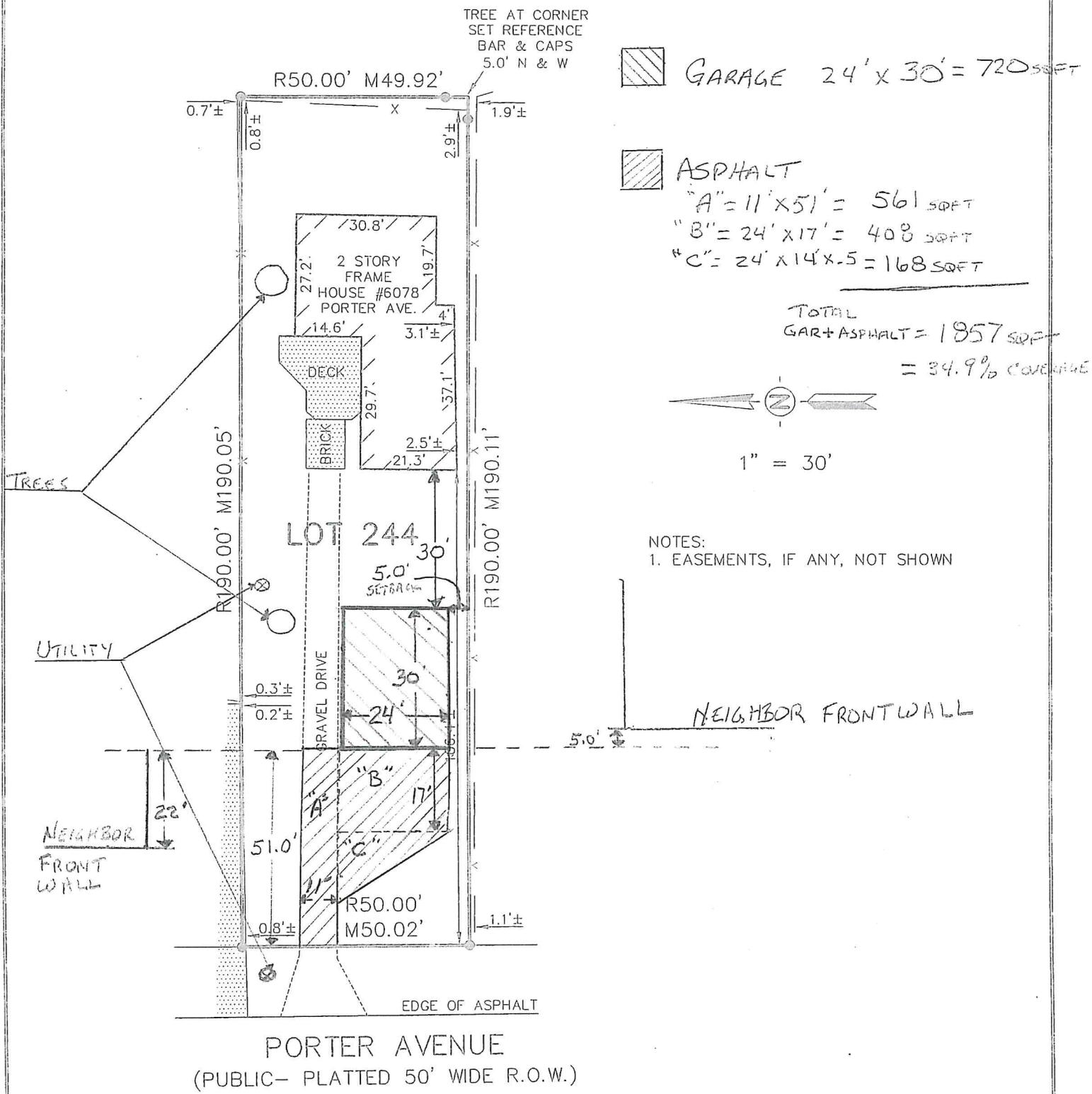
5. With regard to the above stated issues of safety, conformity, security and visual upgrading, the variance will be consistent with existing neighborhood improvements and will provide upgrades to safety, security and visual attractiveness to the neighborhood.

LOT SURVEY

For:
 Craig T. Linnell
 2948 E. Slick Rock Road
 Washington, UT 84780

Survey Address:
 6078 Porter Avenue
 East Lansing, MI 48823
 Tax ID# 33-02-02-06-451-040

Legal Description (as provided): Lot 244, Towar Gardens, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 8 of Plats, Page 43, Ingham County Records.



GARAGE 24' x 30' = 720 SQFT

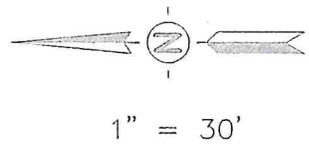
ASPHALT

"A" = 11' x 51' = 561 SQFT

"B" = 24' x 17' = 408 SQFT

"C" = 24' x 14' x .5 = 168 SQFT

TOTAL
 GAR + ASPHALT = 1857 SQFT
 = 34.9% COVERAGE



NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN

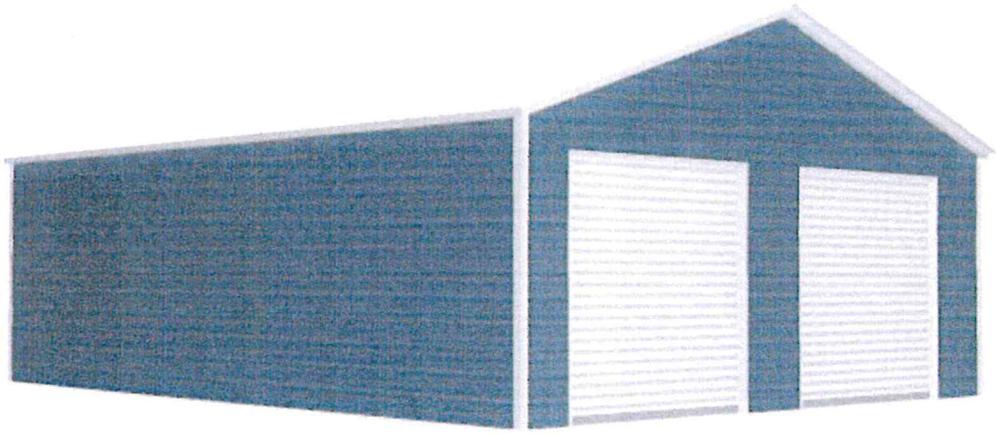
I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown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

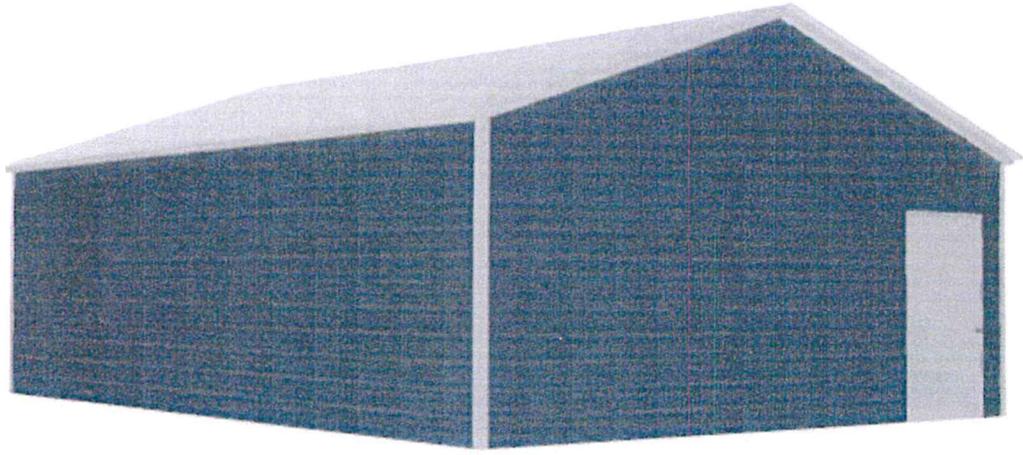
- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *— = Fence
- 0.0'± = Denotes Distance to the Survey Line

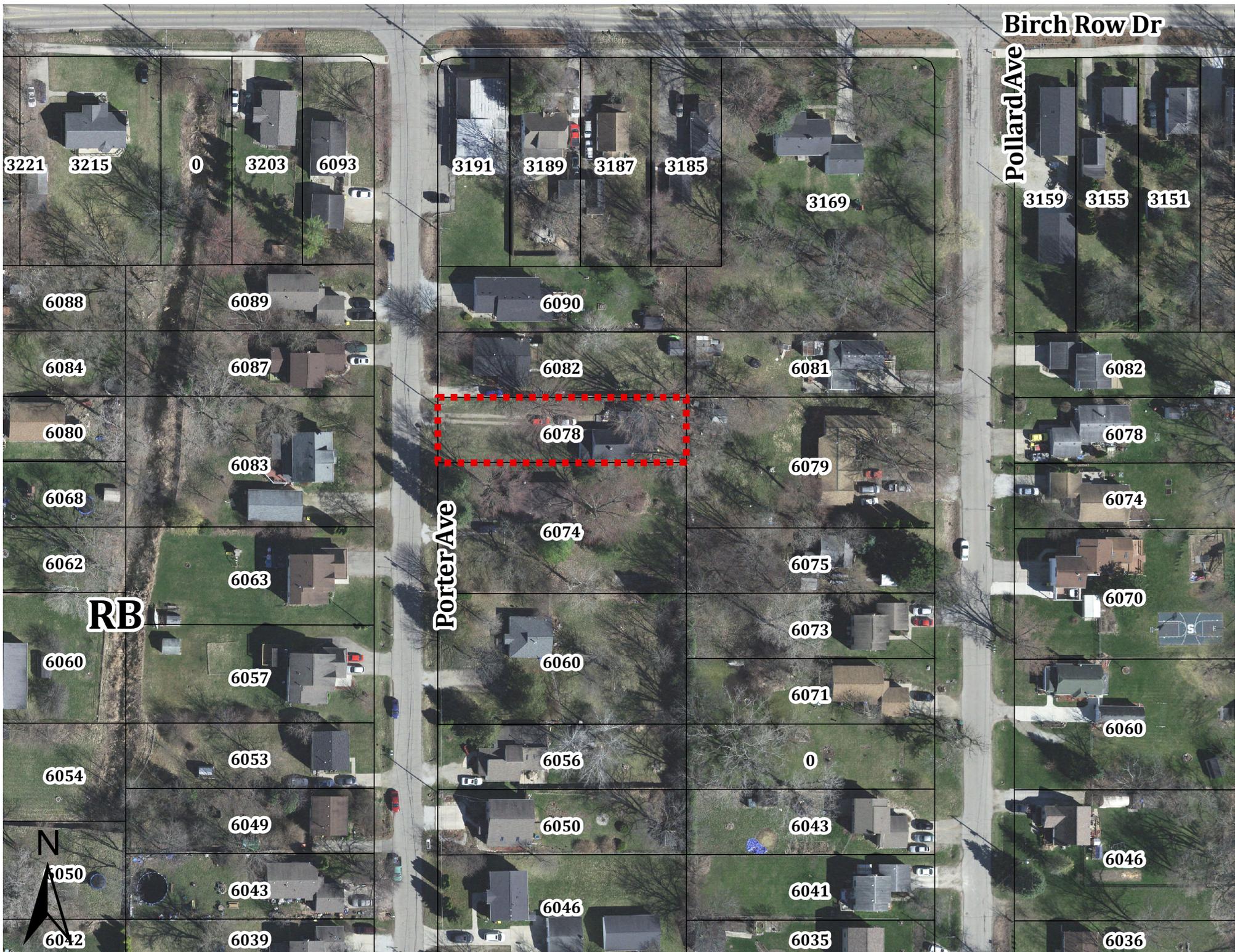
Dane Pascoe
 DANE B. PASCOE
 PROFESSIONAL SURVEYOR

2/23/22
 DATE
 No. 54434

	KEBS, INC.	KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY KDB	SECTION 6, T4N, R1W	
FIELD WORK BY NAW	JOB NUMBER:	
SHEET 1 OF 1	99460.LOT	







3221 3215 0 3203 6093
6088 6089
6084 6087
6080 6083
6068
6062 6063
RB
6060 6057
6054 6053
6049
6043
6042 6039

3191 3189 3187 3185
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3169
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6043
6041
6035

Birch Row Dr
3159 3155 3151
6082
6078
6074
6070
6060
6060
6046
6036

Pollard Ave