

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, NOVEMBER 14, 2012, 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 October 24, 2012

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-11-14-1 AMERICAN LEGION POST #269, P.O. BOX 245, HASLETT, MI 48840

DESCRIPTION: 1485 Haslett Road
TAX PARCEL: 11-303-030
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), which states nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant has installed an unenclosed, roofed porch onto the rear facade of a nonconforming building; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 12-11-14-2 JOHN DURR, 5600 EARLIGLOW LANE, HASLETT, MI 48840

DESCRIPTION: 5600 Earliglow Lane
TAX PARCEL: 12-383-002
ZONING DISTRICT: RAA (Single Family, Low 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 part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.

The applicant is requesting to construct an addition to the existing house and the addition does not meet the required setback from an accessory building (in-ground swimming pool); therefore the applicant is requesting a variance.

3. ZBA CASE NO. 12-11-14-3 BYONG-DU & CHRISTINA CHOI, 6315 QUAIL STREET, HASLETT, MI 48840

DESCRIPTION: 6409 E. Reynolds Road
TAX PARCEL: 02-102-022
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-442(f)(4), which states all buildings including accessory buildings shall not cover more than 40 percent of the total lot area.
- Section 86-442(f)(5)a., which states the front yard setback shall not be less than 20 feet from the street line.

The applicant is requesting to raze the existing house and construct a new house which does not meet the required front yard setback and exceeds the lot coverage; therefore the applicant is requesting variances.

☞ **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

- Resolution for 2013 Zoning Board of Appeals Meeting Schedule

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT –PATRICIA JACKSON

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.

MARY M.G. HELMBRECHT, CMC
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.