

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JULY 25, 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 July 11, 2012

D. UNFINISHED BUSINESS

1. ZBA CASE NO. 12-06-27-2 MICHAEL R. HOOVER, 6259 W. REYNOLDS ROAD, HASLETT, MI 48840

DESCRIPTION: 6259 W. Reynolds Road
TAX PARCEL: 03-255-012
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-374(d)(5)e., which states principal buildings shall be located in accordance with the front yard setback requirements of Section 86-367 for the types of streets upon which the through or reverse frontage lots abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in Section 86-367.
- Section 86-442(f)(5)a., which states the front yard setback shall not be less than 20 feet from the street line.
- Section 86-442-(f)(5)b., the side yard setback shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, the side yard setback shall not be less than five feet for any building, accessory building, deck or porch, provided;
 - o Any portion of a residential dwelling setback less than seven feet from a side lot line shall be built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.

The applicant is requesting the following variances: construct a driveway on Lake Drive, to provide access to the rear of his house at 6259 W. Reynolds Road and the proposed access (driveway) is not located on the street with the lowest functional classification; construct a covered deck with open stairway on the front (east) façade which do not meet the required front yard setback; and construct an addition (tower) to the northwest corner of an existing house which does not meet the required side yard setback.

E. NEW BUSINESS

- ☞ 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 –JIM HERSHISER

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.