

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JANUARY 9, 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 December 12, 2012
- D. ELECTION OF OFFICERS**
- E. UNFINISHED BUSINESS**
- F. NEW BUSINESS**

1. ZBA CASE NO. 13-01-09-1 DENIZ OZLER, 6289 W. REYNOLDS ROAD, HASLETT, MI 48840

DESCRIPTION: 6289 W. Reynolds Road
TAX PARCEL: 03-253-025
ZONING DISTRICT: RB (Single Family, High Density)

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

- 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 proposing to construct two retaining walls (attached to the house) which are considered structures and do not meet the required front yard setback; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 13-01-09-2 PAUL TITOV, 3004 HAMLET CIRCLE, EAST LANSING, MI 48823

DESCRIPTION: 1628 Bliss Street
TAX PARCEL: 03-405-018
ZONING DISTRICT: RB (Single Family, High Density)

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

- 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 proposing to add an attached garage which does not meet the required front yard setback from Columbia Street; therefore the applicant is requesting a variance.

3. ZBA CASE NO. 13-01-09-3 KONNY ZSIGO, 6415 E. REYNOLDS ROAD, HASLETT, MI 48840

DESCRIPTION: 6415 E. Reynolds Road
TAX PARCEL: 02-102-024
ZONING DISTRICT: RB (Single Family, High Density)

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

- 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 proposing to construct an addition on the front façade of the house and the addition does not meet the required front yard setback; therefore the applicant is requesting a variance.

4. ZBA CASE NO. 13-01-09-4 MAXAM ARCHITECTURE, 1464 FOURTH STREET NW, GRAND RAPIDS, MI 49504

DESCRIPTION: 6025 N. Hagadorn Road
TAX PARCEL: 06-477-020
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-402(1)b.2., which states the side yards shall be at least 15 feet.
- Section 86-506, which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point.
- 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.
- Section 86-687(3)a., which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant is proposing to add onto a nonconforming building; install a second wall sign (1 wall sign is permitted); install a fence that exceeds the maximum allowed height of six feet; and construct a dumpster enclosure which does not meet the required side yard setback; 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.**

G. OTHER BUSINESS

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

K. POST SCRIPT –ELIZABETH LEGOFF

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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