

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JUNE 12, 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

- Wednesday May 22, 2013

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 13-06-12-1 HAROLD L. TWINING, 3510 DOBIE ROAD, OKEMOS, MI

DESCRIPTION: 3510 Dobie Road
TAX PARCEL: 34-452-028
ZONING DISTRICT: RAA (Single Family, Low Density)

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

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

The applicant is proposing to construct an accessory building (detached shed) in the front yard along Jolly Road; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 13-06-12-2 MICHAEL STEVENS/STEVENS ASSOCIATES BUILDERS, P.O. BOX 127, GRAND LEDGE, MI 48837

DESCRIPTION: 4650 Moore Street
TAX PARCEL: 21-429-003
ZONING DISTRICT: PO (Professional Office)

The applicant is requesting variances from the following sections 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.
- Section 86-755, which states for general office, three parking spaces per 1,000 square feet of gross floor area (minimum) to four parking spaces per 1,000 square feet of gross floor area (maximum) are required.

The applicant is requesting to construct an addition onto a nonconforming building (office building) and provide an insufficient number of parking spaces at 4650 Moore Street; therefore the applicant is requesting variances.

3. ZBA CASE NO. 13-06-12-3 CAROL F. PRESTON, 1341 BISCAYNE WAY, HASLETT, MI 48840
DESCRIPTION: 1341 Biscayne Way
TAX PARCEL: 11-380-009
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant had requested a variance from Section 86-564(b) for a proposed deck to be located closer to the rear lot line than permitted. The applicant intends to reduce the size of the deck in order to meet the required rear yard setback and has withdrawn the variance request.

- ☞ 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 –CAROL OHLROGGE

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.

BRETT 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.