

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 26, 2015 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday August 12, 2015

D. UNFINISHED BUSINESS

1. ZBA CASE NO. 15-08-12-2, MICHAEL STOCUM, 5587 OKEMOS ROAD, EAST LANSING, MI 48823

DESCRIPTION: 5587 Okemos Road
TAX PARCEL: 09-451-016
ZONING DISTRICT: RAA (Single Family-Low Density)

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

- Section 86-367 which states the required setback from a minor arterial shall be 100 feet from the center of the right of way.
- Section 86-565(1) which states no accessory building shall project into any front yard.

The applicant is requesting variances to allow two accessory structures to be located in the front yard at 5587 Okemos Road.

E. NEW BUSINESS

2. ZBA CASE NO. 15-08-26-1, DR. JEFF LONIER, 601 GRAND RIVER AVENUE, OKEMOS, MI 48864

DESCRIPTION: 601 Grand River Avenue
TAX PARCEL: 25-126-005
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 is requesting a variance to add onto a nonconforming office building at 601 Grand River Avenue.

☞ 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 – NO POST SCRIPT

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.

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, August 12, 2015**

PRESENT: Members Jackson, Kwok, LeGoff, Ohlrogge, Chair Beauchine
ABSENT: Member Hershiser
STAFF: Rick Brown, Associate Planner

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA AS WRITTEN WITH THE EXCEPTION OF TABLING ZBA CASE 15-08-12-2 UNTIL APPLICANT PROVIDES THE NECESSARY DOCUMENTATION

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, July 8, 2015

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. ZBA CASE NO. 15-08-12-1, COLLEEN & DAVID KRAUSE, C/O CRON MANAGEMENT, 117 CENTER STREET, EAST LANSING, MI 48823.

DESCRIPTION: 5945 East Lake Drive
TAX PARCEL: 11-127-003
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-442(f)(5)(c) which states the rear yard for those lots that directly abut Lake Lansing shall be measured from the ordinary high-water mark of Lake Lansing, as defined in Section 86-2.
- Section 86-462 which indicates no more than one lot may be served by a single access route.

The applicant is requesting variances to allow construction of a single-family residence within 40 feet of the ordinary high-water mark of Lake Lansing and for the shared use of an existing driveway at 5945 East Lake Drive, Haslett.

Mr. Brown outlined the case for discussion.

David Krause, 117 Center Street, East Lansing, showed several drawings detailing the property. He stated their neighbors wrote a letter in support of the variance request, and they would like to preserve the mature pine trees located between the two properties. He further stated the site is 1.9 acres but the buildable area is only .04 acres since there are setbacks on three sides due to the wetlands largely surrounding the property.

Chair Beauchine indicated the request was for an 11 foot variance into the 40 yard setback to build a 1300 square foot home, and due to lot limitations would require unique building dimensions, estimating it would fall into the seven foot side yard setback and abut the property line which is the reason for the variance request.

Chair Beauchine asked the applicant how long they owned the property.

Mr. Krause replied they have owned the property for about 20 years.

Member Jackson asked the applicant if the intent was to maintain a pervious drive.

Mr. Krause replied in the affirmative.

Member Ohlrogge asked Mr. Brown if the 40 foot setback was for building safety and if there were any risks since it was near the floodway.

Mr. Brown replied the water levels of the lake were controlled year-round. The 40 foot setback was for aesthetic reasons rather than for safety.

Member Ohlrogge stated this created a unique circumstance since the setback was to protect the lakeshore, and the corner of the home requiring the variance would be on the inland side of the lake.

Mr. Brown affirmed the setback was to protect the lakeshore.

Member Jackson asked staff if the lot to the south of the property was a buildable lot.

Mr. Brown replied the lot was not buildable in its current state.

Chair Beauchine outlined the review criteria (Section 86-221) to be considered for approval of the variance. The unique circumstances are particular to the structure, and are not self-created. Strict interpretation enforcement would result in practical difficulties, preventing the owner from using the property for its permitted purpose. Granting this variance is the minimum action to make use of the structure, not contrary to public interest, and will not affect the adjacent land and vicinity. Granting this variance will be consistent with the public interest. Chair Beauchine concluded all eight criteria were met.

Member Kwok asked if the trees on the property were protected.

Mr. Brown replied there are no tree ordinances. Technically trees located within wetland areas can be cut down so long as the roots are kept intact. The trees in question are located on higher ground with no stipulation against cutting down those trees.

MEMBER JACKSON MOVED TO APPROVE THE VARIANCES AS REQUESTED.

MEMBER OHLROGGE SECONDED THE MOTION.

Member Ohlrogge discussed the easement of the shared driveway stating there was no reason to question the easement since it was created in 1955. She outlined the review

criteria (Section 86-221) to be considered for approval of the easement. The unique circumstances are particular to the structure, and are not self-created. Strict interpretation enforcement would result in practical difficulties, preventing the owner from using the property for its permitted purpose. Granting this variance is the minimum action to make use of the structure, not contrary to public interest, and will not affect the adjacent land and vicinity. Granting this variance will be consistent with the public interest. Member Ohlrogge concluded all eight criteria were met.

Member Kwok asked the applicant if the home being built would be a ranch style home.

Mr. Krause answered the building plans have not yet been decided and would need to be done by an architect due to the unique needs of the property.

ROLL CALL VOTE: YES: Member Ohlrogge, Jackson, Kwok, LeGoff, Chair Beauchine
NO: None.
Motion carried 5-0.

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:05 p.m.

Respectfully Submitted,

Erin M. Bierly
Recording Secretary

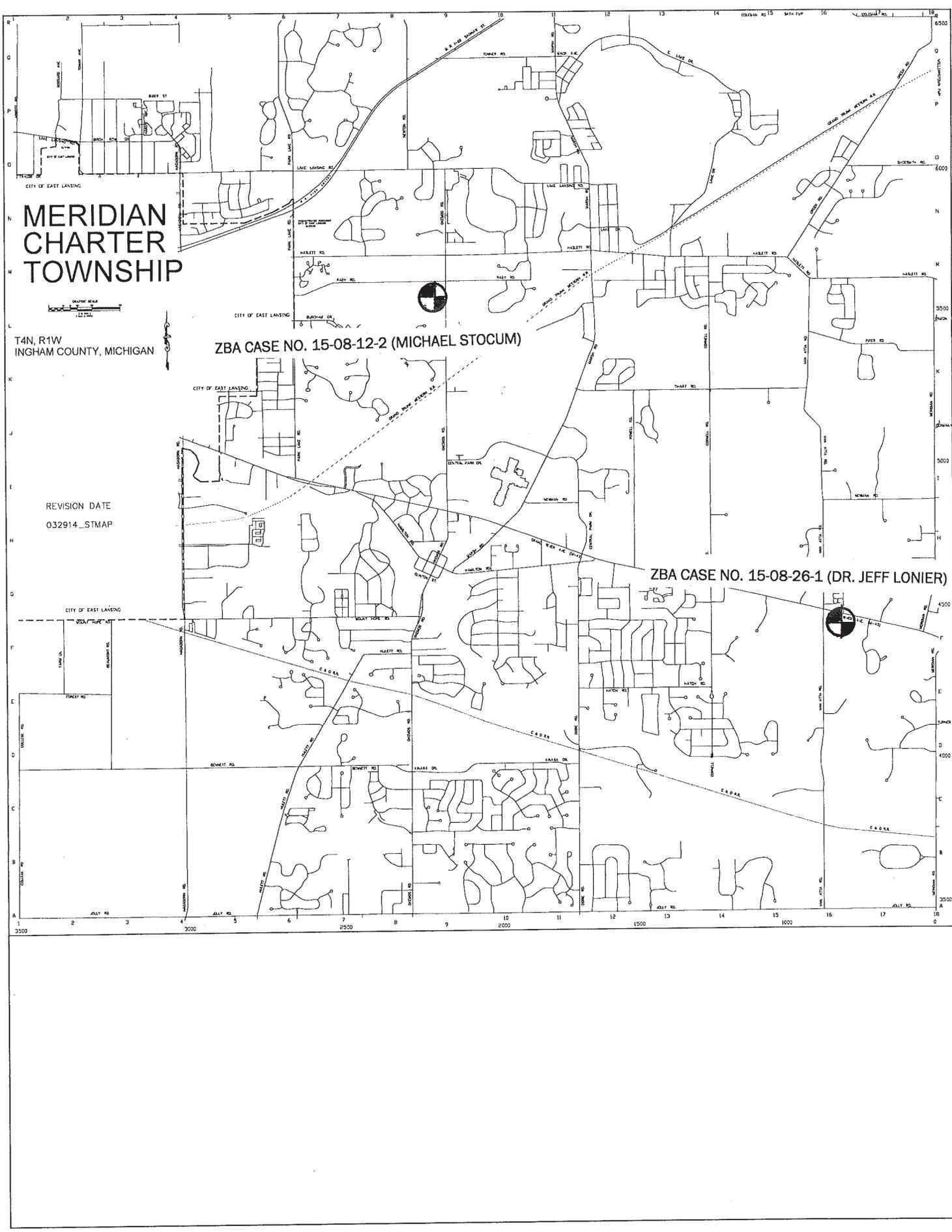
MERIDIAN CHARTER TOWNSHIP

T4N, R1W
INGHAM COUNTY, MICHIGAN

REVISION DATE
032914_STMAP

ZBA CASE NO. 15-08-12-2 (MICHAEL STOCUM)

ZBA CASE NO. 15-08-26-1 (DR. JEFF LONIER)



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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

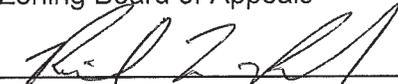
1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: August 21, 2015

RE: ZBA Case No. 15-08-12-2

ZBA CASE NO.: 15-08-12-2, MICHAEL STOCUM, 5587 OKEMOS ROAD, EAST LANSING, MI 48823

DESCRIPTION: 5587 Okemos Road
TAX PARCEL: 09-451-016
ZONING DISTRICT: RAA (Single Family-Low Density)

At the request of the applicant, Zoning Board of Appeals (ZBA) case #15-08-12-2 was postponed from the August 12, 2015 meeting, so an accurate survey could be prepared. The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-367 which states the required setback from a minor arterial shall be 100 feet from the center of the right of way.
- Section 86-565(1) which states no accessory building shall project into any front yard.

The existing 2,882 square foot single-family residence was completed in 2003. The applicant is requesting two accessory buildings be placed in the front yard of the subject site - a 14 x 32 (448 square foot) storage building for his tractor and similar equipment and a 7 x 15 (105 square foot) storage shelter for firewood. The first variance, from Section 86-367, would allow the 448 square foot storage building and the 98 square foot storage shelter to be located within the required 100 foot setback from Okemos Road. The extent of the variance(s) necessary cannot be determined until the survey is received.

STRUCTURE	REQUIRED SETBACK	PROPOSED SETBACK	VARIANCE REQUIRED
Storage building	100 feet	75 feet	25 feet
Firewood shelter	100 feet	92 feet	8 feet

The second variance, which is from Section 86-565(1), would allow the two proposed accessory buildings to be located in the front yard between the single-family residence and Okemos Road. The storage building will extend approximately 56 feet forward of the existing residence, while the firewood shelter will extend approximately 25 feet forward of the dwelling.

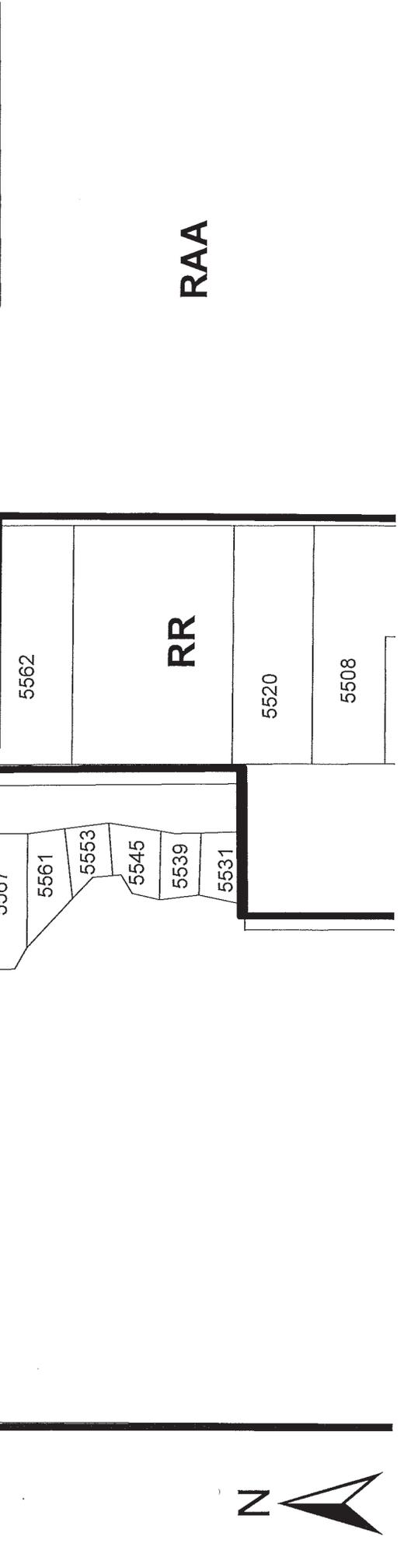
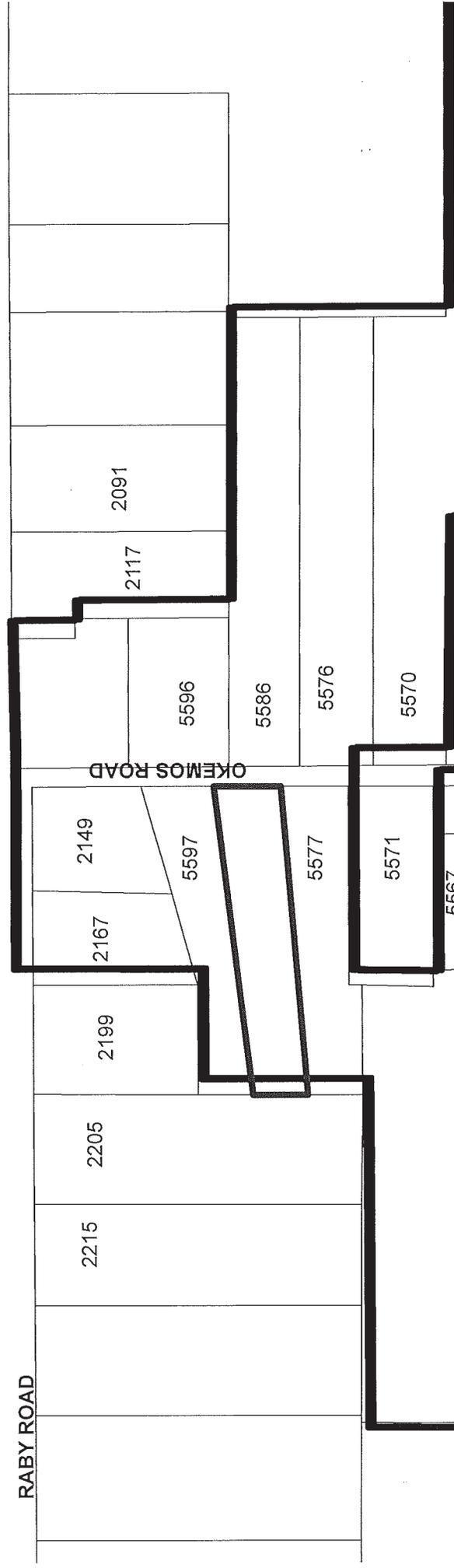
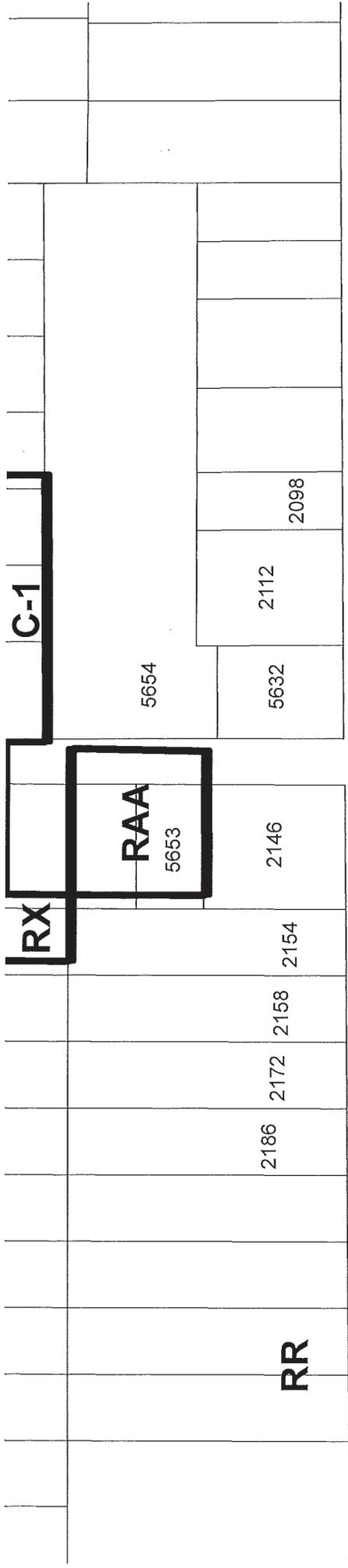
Site History

- The 0.993 acre subject site is zoned RAA (Single Family-Low Density).

- There have been no previous variance requests for this property.
- A Consumers Energy power line crosses the front of the subject site. According to representatives of Consumers Energy, structures cannot be placed within 15 feet of the centerline of the poles and power line. The power line is not shown on the 2015 survey, but according to the 2002 survey previously provided, the proposed storage building will be approximately 22 feet from the power line, or seven feet outside the easement.
- Past wetland determinations from 1992 and 2001 indicated no wetlands were present from the drain eastward on the subject site.

Attachments

1. Site location map and aerial photo
2. Application materials
3. Email from Consumers Energy
4. Communications from Janice Lawton
5. Photographs provided by the applicant
6. Survey, dated August 13, 2015
7. Survey from 2002 to show power line and drain





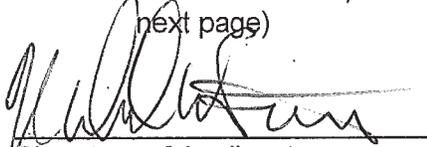
CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

- A. Applicant MICHAEL W. STOCUM
Address of Applicant 5587 OKEMOS RD. E. LANSING MI 48823
Telephone (Work) 517-930-5020 Telephone (Home) 517-339-6775
Fax _____ Email address: MSTOCUM1@GMAIL.COM
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 5587 OKEMOS RD. E. LANSING MI 48823
Zoning district _____ Parcel number LOT 77
- 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) _____

- 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)

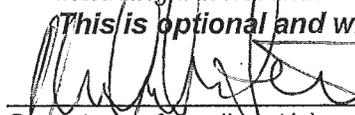

Signature of Applicant

MICHAEL W STOCUM
Print Name

7-20-15
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.**)


Signature of Applicant(s)

7-20-15
Date

Signature of Applicant(s)

Date

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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

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3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

1. access to rear of property is severely limited as it is for adjacent lots
2. rear of property is close to county drain
3. weak soil conditions
4. practical need for additional storage facilities
5. More than meets minimum criteria
6. will not adversely affect and indeed could enhance adjacent property
7. normal use of residential property
8. would support the purposes of good zoning

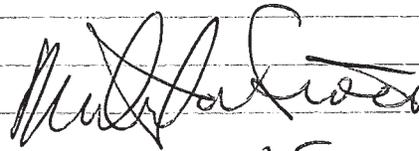
This variance is requested to place a fire log holder, corners of which are shown in upper left of pictures, and a utility garage, corners indicated by white buckets in foreground of pictures, in the front yard.

One of the pictures shows the beginnings of the forest surrounding a large swamp to the rear.

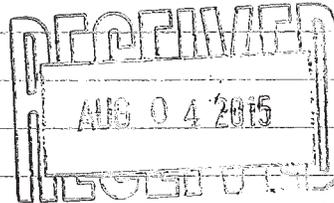
8-4-15

MERIDIAN TOWNSHIP

PLEASE TABLE MY VARIANCE
HEARING UNTIL THE 21ST OF AUGUST.
THIS WILL ALLOW SURVEYING
DATA TO BE PRESENTED.



MICHAEL W. STEEM



Rick Brown

From: MICHAEL S. BRISTOR <MICHAEL.BRISTOR@cmsenergy.com>
Sent: Tuesday, August 18, 2015 9:51 AM
To: CHRIS G. THELEN
Cc: Rick Brown
Subject: RE: Consumers easement/r-o-w

Chris,
Getting back to you on the 5587 Okemos Road property in Meridian Township. We have a broad form easement from May 5, 1932. It covers the hole quarter section. The summary is the old easements do no list width like then current easements that we obtain. The restrictions are there can be no buildings or structures within 15' from the centerline (poles) or the electric line.
Thanks, Mike

From: CHRIS G. THELEN
Sent: Tuesday, August 11, 2015 8:30 AM
To: MICHAEL S. BRISTOR
Subject: RE: Consumers easement/r-o-w

Thanks. Appreciate the assistance.

Chris



Chris Thelen, Public Affairs, Area Manager
530 W. Willow, Lansing, MI 48909
517.374.2235

From: MICHAEL S. BRISTOR
Sent: Tuesday, August 11, 2015 8:11 AM
To: CHRIS G. THELEN
Subject: RE: Consumers easement/r-o-w

Chris,
I have someone working on researching the easement. After they get back to me I will communicate to Rick about our findings.
Thanks, Mike

From: CHRIS G. THELEN
Sent: Monday, August 10, 2015 8:55 AM
To: MICHAEL S. BRISTOR
Subject: FW: Consumers easement/r-o-w

Can you assist Rick with his question?

Chris



Chris Thelen, Public Affairs, Area Manager
530 W. Willow, Lansing, MI 48909
517.374.2235

From: Rick Brown [<mailto:brown@meridian.mi.us>]
Sent: Thursday, August 06, 2015 9:05 AM
To: CHRIS G. THELEN
Subject: Consumers easement/r-o-w

Email sent from outside of CMS/CE. Use caution before clicking links/attachments.

Chris,

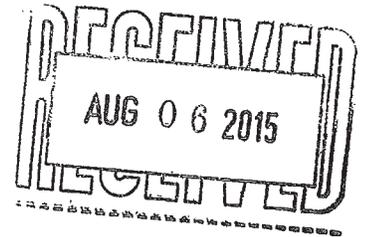
We have a variance request at 5587 Okemos Road. Along the front of that property is an overhead powerline, but the survey provided does not depict the width of the utility easement/r-o-w. Do you have information on the width of the Consumers easement/r-o-w here or a contact person at Consumers where I can find this information?

Thank you,

Rick

RICK BROWN, AICP, CBSP

Associate Planner
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864
517-853-4568
brown@meridian.mi.us



August 5, 2015

To: Zoning Board of Appeals #15-08-12-2(Stocum)

I am writing this in regards to the variance request from Mike Stocum to allow two detached accessory structures in the front yard. As a neighbor, I have some concerns.

First, I have a concern about the possibility of any further fill dirt being brought in, or anything being done that may add to more water accumulating, by this change being made. There is already a history of water issues since the home was built.

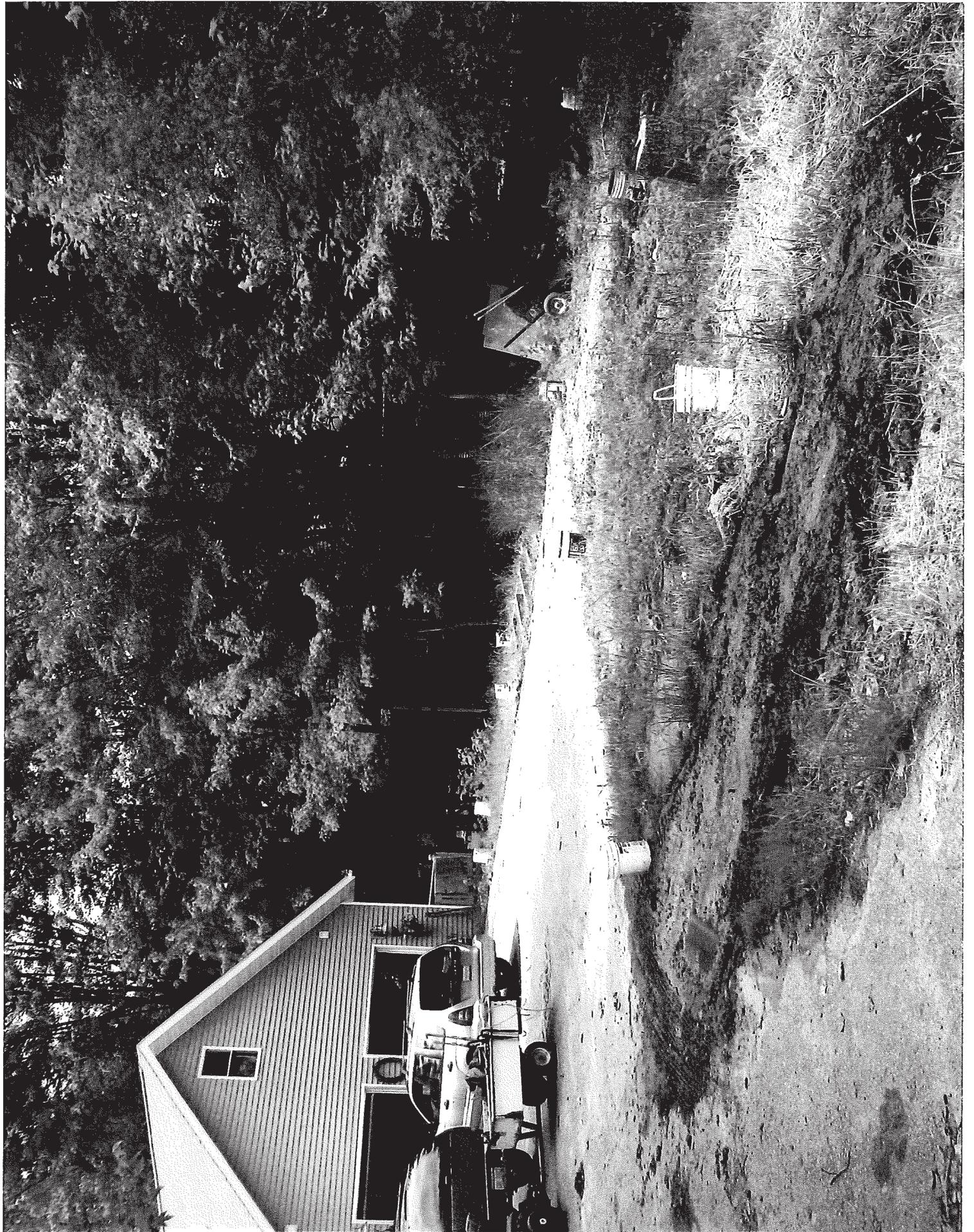
I also question what type of structure is to be built, as far as aesthetics. Is it going to match the siding on the home? It seems a bit unusual to build a structure, such as a storage shed, in front of the home. Property devaluation is a concern.

I thought it best to put this in writing to alleviate any future, potential problems that may occur.

Respectfully,

Janice Lawton
5597 Okemos Road
East Lansing, MI 48823
517-339-0303 Home
517-896-1174 Cell





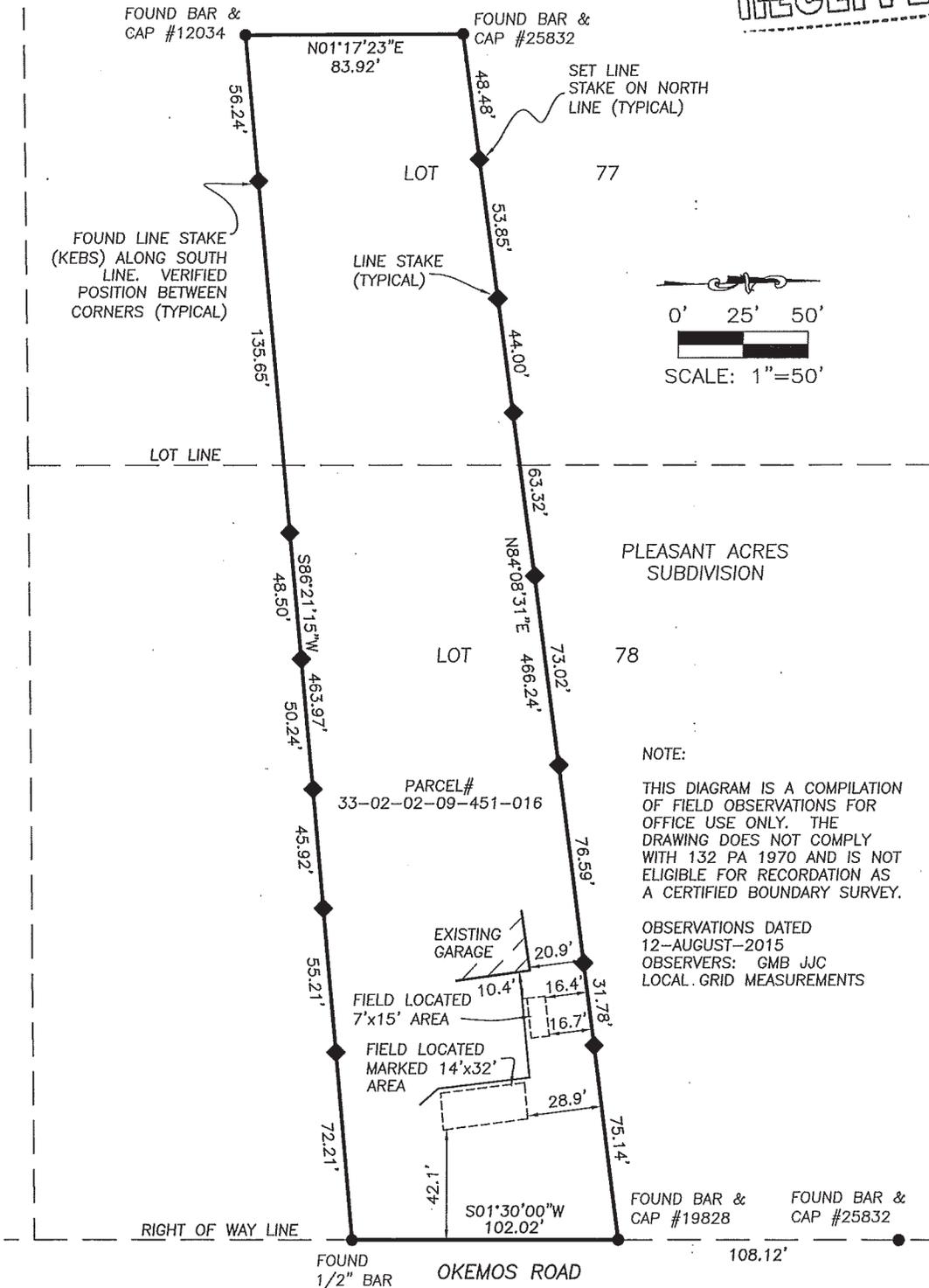
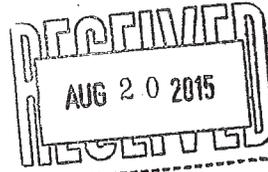




CLIENT:
 MICHAEL STOCUM
 5587 OKEMOS ROAD
 EAST LANSING, MI

FIELD OBSERVATIONS—OFFICE ONLY

A PART OF THE EAST 1/2 OF SECTION 9,
 T.4N, R.1W, MERIDIAN TOWNSHIP, INGHAM
 COUNTY, MICHIGAN.



NOTE:

THIS DIAGRAM IS A COMPILATION OF FIELD OBSERVATIONS FOR OFFICE USE ONLY. THE DRAWING DOES NOT COMPLY WITH 132 PA 1970 AND IS NOT ELIGIBLE FOR RECORDATION AS A CERTIFIED BOUNDARY SURVEY.

OBSERVATIONS DATED 12-AUGUST-2015
 OBSERVERS: GMB JJC
 LOCAL GRID MEASUREMENTS

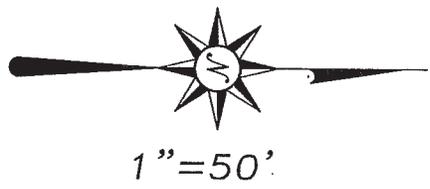
GEODETIC DESIGNS INCORPORATED
 2300 N. GRAND RIVER AVE.
 LANSING, MI 48906
 PHONE: (517) 908-0008
 FAX: (517) 908-0009
 www.geodeticdesigns.com



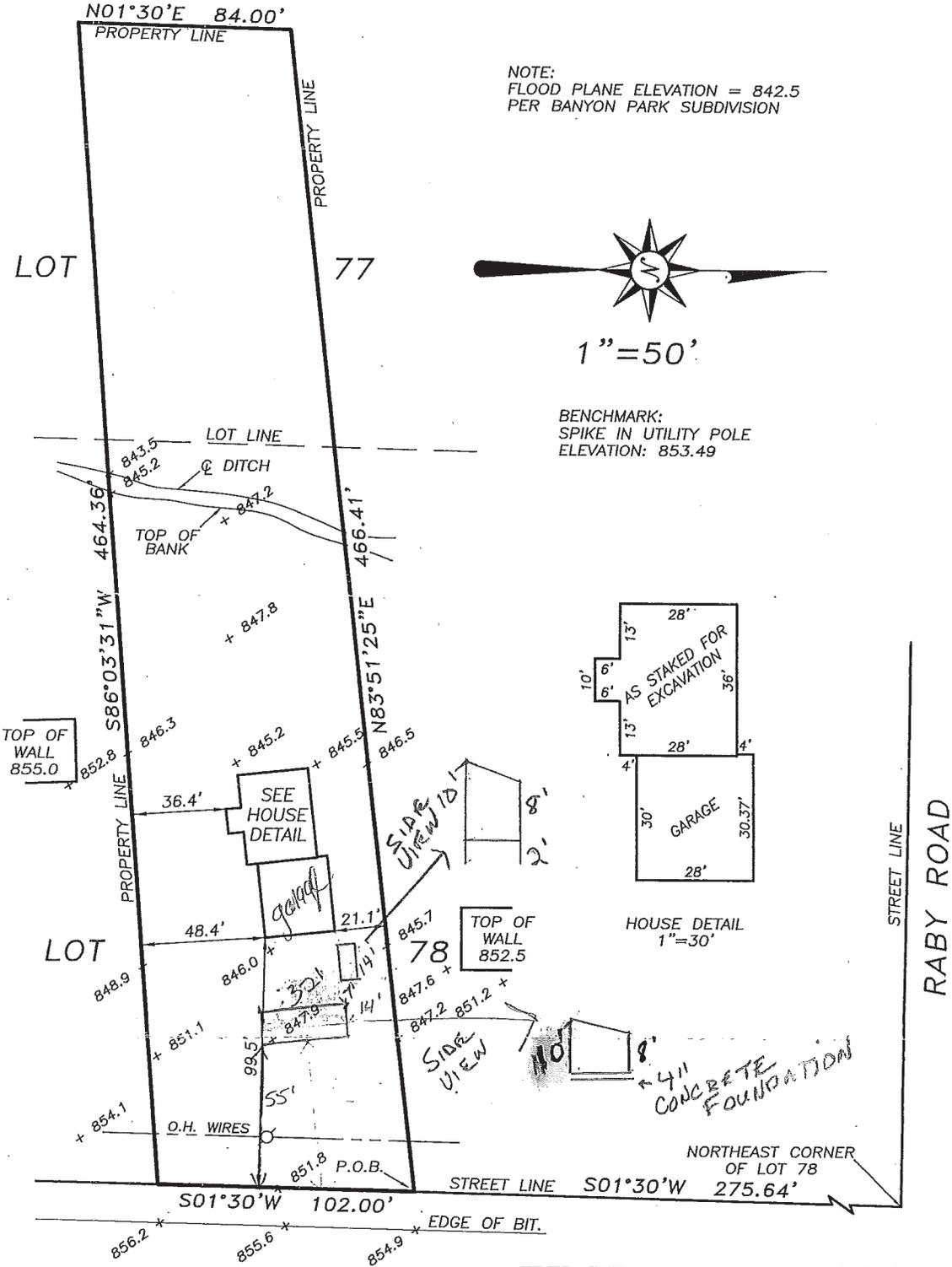
REVISION DATE:	
FIELD: GMB JJC DRAWN BY: JC	
DATE: AUGUST 13, 2015	
FILE: S140-2015	
SHEET 1 OF 1	

PART OF LOTS 77 AND 78, PLEASANT ACRES
 SUBDIVISION, MERIDIAN TOWNSHIP, INGHAM
 COUNTY, MICHIGAN
 FOR: MICHAEL STOCUM

NOTE:
 FLOOD PLANE ELEVATION = 842.5
 PER BANYON PARK SUBDIVISION



BENCHMARK:
 SPIKE IN UTILITY POLE
 ELEVATION: 853.49



OKEMOS ROAD

FRED WHITE ENGINEERING COMPANY
 2300 North Grand River Avenue
 Lansing, Michigan 48906
 Phone (517) 321-7111
 JOB NO.: 026490
 AS STAKED: 23 OCTOBER 2002

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: August 21, 2015

RE: ZBA Case No. 15-08-26-1

ZBA CASE NO. 15-08-26-1 DR. JEFF LONIER, 601 GRAND RIVER AVENUE, OKEMOS, MI 48864
DESCRIPTION: 601 Grand River Avenue
TAX PARCEL: 25-126-005
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 is proposing to construct an approximate 323 square foot addition onto the west side of the existing office building, located at 601 Grand River Avenue. The original building was constructed in 1979 as the Peoples State Bank and later converted to a medical-dental office in 1998 by the applicant. An addition was constructed on the south side of the building in 1998 (Site Plan Review #98-11), when the zoning was CS (Community Service).

Since that time, new standards were established for C-2 (Commercial) zoning districts. The required side and rear setbacks for a building, parking, or access drive, where C-2 is adjacent to a residential district, is a minimum of 100 feet from a residential district line or a 60 foot setback is required that includes a coniferous screen (Section 86-404(b)(3)).

The existing building does not meet the required side setback of 100 feet or 60 feet with a coniferous screen on the west side of the site where the property is adjacent to a RR (Rural Residential) zoning line. The RR (Rural Residential) zoning district line starts approximately 159 feet south of the street right-of-way line (Grand River Avenue), if measuring along the west lot line of the subject site. The building is considered nonconforming and the applicant is requesting a variance to add onto a nonconforming building.

The proposed project is currently being reviewed under Site Plan Review #15-98-11.

ZBA Case No. 15-08-26-1

August 21, 2015

Page 2

Site History

- On December 13, 1971 the Planning Commission approved Special Use Permit #71251 for the construction of a bank with a drive-through window.
- Site plan review approval was granted on May 12, 1998 for an addition to the south side of the building under Site Plan Review #98-11.

Attachments

1. Application
2. Site Location Map
3. Letter from Applicant
4. Site plan showing zoning line
5. Site Plan and Building Plans from Applicant

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

VARIANCE APPLICATION

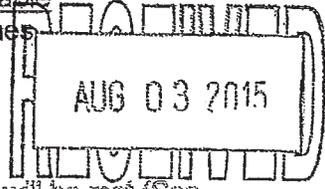
A. Applicant Dr. Jeff Lonier
Address of Applicant 601 W. Grand River Okemos MI 48864
Telephone (Work) 517.349.4540 Telephone (Home) 517.204.3045
Fax 517.349.6056 Email address: jefflonier@yahoo.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 601 W. Grand River Okemos MI 48864
Zoning district _____ Parcel number _____

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) _____

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)



Jeffrey A Lonier Jeffrey A Lonier August 3, 2015
Signature of Applicant Print Name Date

Fee: 450.00 Received by/Date: M. M. Wright 8/3/15

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.)

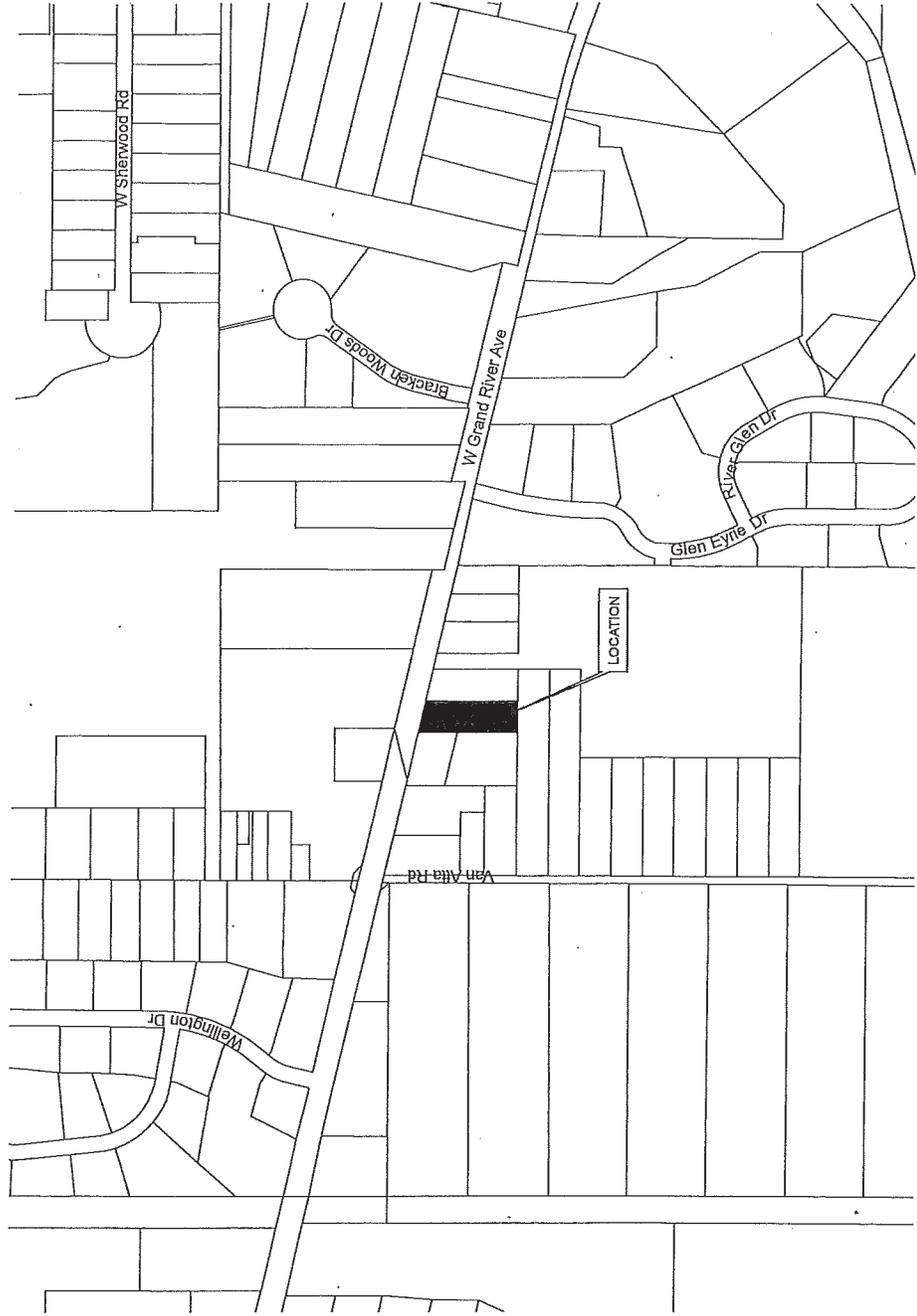
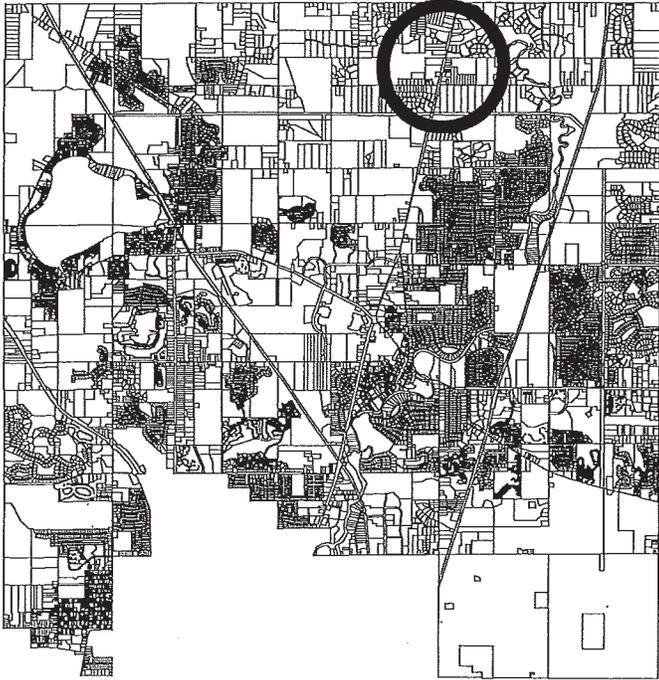
Signature of Applicant(s) Date

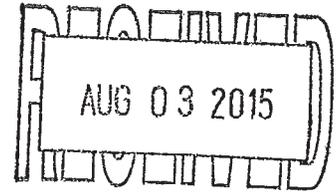
Signature of Applicant(s) Date

**ZONING BOARD OF APPEALS #15-08-26-1
(DR. JEFF LONIER)**

**REQUEST TO ADD ONTO
A NONCONFORMING OFFICE BUILDING
AT 601 GRAND RIVER AVENUE**

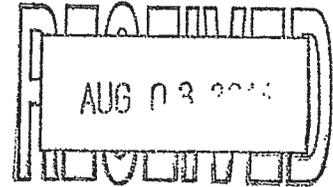
CHARTER TOWNSHIP OF MERIDIAN





August 3, 2015

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864



RE: Lonier Variance Application – 601 West Grand River Okemos MI

To whom it may concern,

As requested, we are providing the supplementary explanation for the request for variance for the new construction for the building located at 601 Grand River in Okemos, MI.

The building at the 601 Grand River property was originally constructed to serve as a bank with a drive thru teller and canopy roof that projects from the west of the building. The existing asphalt drive wraps around the south side of the building to provide access for users of the drive thru teller.

The property was purchased in 1998 by Dr. Jeff Lonier. Upon purchase, Dr. Lonier had to modify the building in order to conduct his dental business. Patient Rooms were added to the south of the building and interior renovations were performed to create reception/waiting room/and offices. The existing drive thru canopy to the west of the building was left undisturbed and abandoned.

The new construction will consist of creating a new Patient/Consultation Room and Employee Entrance to be constructed within the existing canopy footprint. The new construction will not impede any farther to the west than what the current drive thru canopy does. The addition will be constructed within the existing brick columns and consist of face brick and windows that will match the existing building décor. The addition will enhance the aesthetic appeal of the building from the north, south and west elevations. In addition, the new construction will eliminate the drive thru canopy which is not copasetic with a doctor/dental office.

It is our understanding that the building is currently non-conformant due to the required setback of a commercial building and adjacent residential property. This issue was not raised during the 1998 construction renovation/addition and it is our assumption that this ordinance has been established at some time since the 1998 construction.

Sincerely,

Jeffrey A. Lonier, DDS

