

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

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-04-25-1 MERIDIAN TOWNSHIP DEPT. OF PUBLIC WORKS & ENGINEERING, 5151 MARSH ROAD, OKEMOS MI 48864

DESCRIPTION: 2381, 2383, 2385, 2441, 2443, and 2445 Mt. Hope Road
TAX PARCEL: 28-126-039 thru 28-126-044
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-471(b)(2), which states all structures and grading activities shall be setback 20 feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than one-quarter acre in area but less than two acres in area.
- Section 86-471(c)(1), which states a twenty (20) foot natural vegetation strip shall be maintained from the edge of a wetland regulated by the township, the state, or by federal law.
- Section 86-506(1), which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon it sits on to its highest point.

The applicant is requesting to construct a 7-foot wide pedestrian/bicycle pathway, retaining wall and fence, and grade within the setback and natural vegetation strip of a regulated wetland, along the south side of Mt. Hope Road, adjacent to Spring Green Condominiums. The total height of the proposed retaining wall and fence exceed the maximum allowed height of 6 feet; therefore the applicant is requesting variances.

2. ZBA CASE NO. 12-04-25-2 MICHAEL R. HOOVER, 6259 W. REYNOLDS ROAD HASLETT, MI 48840

DESCRIPTION: 6254 W. Lake Drive
TAX PARCEL: 03-255-004
ZONING DISTRICT: RB (Single Family, High Density)

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 to alter a nonconforming structure (detached garage) by adding height and increasing the extent of the structure; therefore the applicant is requesting a variance.

3. ZBA CASE NO. 12-04-25-3 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 86-442(f)(5)a.**, which states the front yard setback shall not be less than 20 feet from the street line.
- **Section 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;
 - 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.
- **Section 86-502**, which states an accessory building not attached and not made a part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.
- **Section 86-565(3)**, which states no accessory building shall be closer than five feet to any lot line.

The applicant is requesting to construct additions to an existing house and construct a detached garage which do not meet the required setbacks; 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

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.

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.