



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
February 15, 2023 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. December 21, 2022
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 23-02 (1236 Jolly), Elizabeth A. Seagull, 1236 Jolly Road, Okemos, MI 48864**

DESCRIPTION:	1236 Jolly Road
TAX PARCEL:	35-451-011
ZONING DISTRICT:	RR (Rural Residential)

The variance requested is to allow for a composite bridge structure to be constructed within the 20-foot wetland setback located at 1236 Jolly Road.

7. OTHER BUSINESS
  - A. Election of 2023 Officers
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES \*DRAFT\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, DECEMBER 21<sup>ST</sup>, 2022  
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Vice-Chair Field-Foster, Members Deschaine (6:39 pm), Koenig  
ABSENT: Member Premoe  
STAFF: Assistant Planner Chapman

**1. CALL MEETING TO ORDER**

Chair Mansour called the meeting to order at 6:31 p.m.

Chair Mansour called the roll. Members Premoe and Deschaine are absent, all others present.

**2. APPROVAL OF AGENDA**

**Vice-Chair Field-Foster moved to approve the agenda as presented. Seconded by Member Koenig.**

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Chair Mansour

NAYS: None

Motion carried: 3-0

**3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

A. October 19, 2022 Meeting Minutes

**Chair Mansour moved to approve the minutes of October 19, 2022. Seconded by Vice-Chair Field-Foster.**

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Chair Mansour

NAYS: None

Motion carried: 3-0

**4. COMMUNICATIONS**

A. Brian Winn, 1479 Belvedere RE: ZBA #22-12-21-1

**5. UNFINISHED BUSINESS-NONE**

**6. NEW BUSINESS**

**A. ZBA CASE NO. 22-12-21-1 (Newman Equity II, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912**

DESCRIPTION: Vacant Lots between Central Park Drive and Powell Road,  
North of Grand River Ave.  
TAX PARCEL: 22-252-002, 22-276-009, & 22-252-005  
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

The variance requested is to construct a new road in the wetland setback on three vacant parcels (Tax I.D. # 22-252-002, 22-276-009, 22-252-005) between Central Park Drive and Powell Road.

Assistant Planner Chapman outlined the case for discussion.

DTN Representative Joe Locricchio further outlined the case for discussion.

Member Deschaine arrived at 6:39 pm.

Josh Burkitt, 4739 Powell Rd., Okemos, MI spoke about protecting wetlands and not overdeveloping Powell Rd.

Vice-Chair Field-Foster asked if there have been any conversation with the state about any possible wetland impact this project may have.

Assistant Planner Chapman replied because there is no direct impact to wetlands and because of that the state is not involved.

Vice-Chair Field-Foster asked how water or flooding on the road will be handled.

DTN Representative Matt Diffin, 24353 Tara Dr., South Lyon, MI replied water will be retained in a pond on site where it will flow into a drain detention area.

Member Deschaine noted the township board has worked with the developers to preserve greenspace and lessen any impact to wetlands.

Chair Mansour asked the developers what would happen if they were not granted the ability to create the new road they have requested.

Applicant Raji Uppal, Clark Rd., Dewitt, MI explained how the current plan came into place.

Mr. Diffin stated if the variance is not granted the developer will need to acquire a wetland permit. He further stated a pump station would need to be installed for sanitary sewage, and storm sewage will need to flow to Central Park Dr.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states 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 and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Vice-Chair Field-Foster noted that part of the responsibility of the developer is the safety of their residents. Without permission to construct this new road public safety vehicles would not have easy access to all units in the development creating a practical difficulty to the developer and denying secure public safety.

Member Deschaine noted the new road would create connectivity for the residents of this development.

**Vice-Chair Field-Foster moved to approve ZBA CASE NO. 22-12-21-1 (Newman Equity II, LLC), variance to construct a new road in the wetland setback on three vacant parcels (Tax I.D. # 22-252-002, 22-276-009, 22-252-005) between Central Park Drive and Powell Road. Seconded by Member Koenig.**

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

## **7. OTHER BUSINESS**

### **A. 2023 Meeting Calendar**

Chair Mansour reviewed the 2023 Zoning Board of Appeals Calendar.

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

B. 2022 Meridian Township Master Plan Update

Chair Mansour outlined the 2022 Meridian Township Master Plan Update.

Member Koenig thanked staff and Member Premoe for sending the Notice of Intent to the Regional Planning Agency.

**8. PUBLIC REMARKS**

Chair Mansour opened the floor for public remarks at 7:17 pm.

NONE

Chair Mansour closed public remarks at 7:17 pm.

**9. BOARD MEMBER COMMENTS**

Chair Mansour

- Wished Member Premoe well in his retirement
- Donations for Knob Hill residents impacted by the recent fire may donate through Meridian cares

**10. ADJOURNMENT**

**The Zoning Board of Appeals Adjourned at 7:20 pm.**

## 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 and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** February 7, 2022  
**Re:** ZBA Case No. #23-02 (1236 Jolly)

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**ZBA CASE NO.:** 23-02 (1236 Jolly), Elizabeth A. Seagull, 1236 Jolly Road, Okemos, MI 48864  
**LOCATION:** 1236 Jolly Road  
**PARCEL ID:** 35-451-011  
**ZONING DISTRICT:** RR (Rural Residential)

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

- Section 86-471(c)(1), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law; 20 feet.

Elizabeth A. Seagull, the applicant, has requested a variance to allow for a composite bridge structure to be constructed within the wetland setback located at 1236 Jolly Road. The applicant is proposing to replace an existing wooden bridge with a 5' by 32'-4" structure with composite materials. In 2020, a building permit (PB20-0751) was approved for deck work and a boardwalk construction. The approximate 1.76-acre site is zoned RR (Rural Residential).

The wetland on site is approximately a half-acre in size and is part of the Ponderosa Branch Drain. The Zoning Ordinance specifies activities that are prohibited within the 20-foot wetland setback. Structures are not permitted in the 20-foot wetland setback. Within the 20-foot wetland setback trees, shrubs, and ground cover may be selectively pruned or removed to provide reasonable private access or views to water features, to remove potentially hazardous or nuisance exotic vegetation, and to improve or protect wildlife habitat. Such pruning and removal activities are subject to the following: 1. No more than 10% of the length of the strip shall be clear cut or mowed to the depth of the strip. 2. Pathways accessing water features shall not exceed 10 feet in width. 3. A live root system shall be maintained to provide for streambank stabilization and erosion control.

At the closest point the structure would be located 17' from the wetland boundary, encroaching 3' into the 20-foot wetland setback. The applicant is requesting a 3' variance for the structure within the 20-foot wetland setback.

#### **Attachments**

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant ELIZABETH A SEAGULL  
Address of Applicant 1236 JOLLY RD, OKEMOS MI 48864  
Telephone (Work) (Retired) Telephone (Home) cell 517-664-1844  
Fax NA Email address: ea.seagull@gmail.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 1236 Jolly Rd Okemos  
Zoning district RR Parcel number 33-02-02-35-451-011

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) B6-471 B2

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)

Elizabeth A Seagull                      ELIZABETH A SEAGULL                      1/17/23  
Signature of Applicant                      Print Name                      Date

Fee: \$350 -                      Received by/Date: [Signature]

*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.)*

Elizabeth A Seagull                      1/17/23  
Signature of Applicant(s)                      Date

\_\_\_\_\_  
Signature of Applicant(s)                      Date

January 17, 2023

Charter Township of Meridian  
Zoning Board of Appeals  
Meridian Township municipal Building  
5151 Marsh Road  
Okemos, MI 48864

Dear Board Members,

Thank you for considering this request for variance to zoning ordinance section 86-471 B2. I want the board to know that I am firmly committed to respecting and supporting the environmental ordinances of Meridian Township, specifically, wetland protection.

- I have served on Meridian Township's Wetland Education Team since 2022.
- Since purchasing the property in 2009 I have consistently worked to remove existing invasive plant species.
- In accordance with Meridian Township Wetland Ordinances, I have ceased mowing former lawn areas within 20' of a wetland and have replaced large environmentally non-functional areas of lawn with gardens planted with hundreds of locally native plants including trees, shrubs, forbs and graminoids. These support birds, bees, butterflies and other native wildlife.
- I understand the importance of protecting water quality, hence, I use no lawn chemicals including herbicides, insecticides and fertilizer, to prevent runoff into groundwater.
- My property is featured in the publication: Planting a Native Meridian (p. 16)

The present proposal is environmentally conscious and friendly:

- Recycled materials are being used to the extent feasible, specifically, Trex Composite Decking, made of 95% recycled materials, and Porous Pave walkways, a permeable pavement manufactured from recycled tires.
- The proposed project will actually return more of the land area to a natural condition. Currently, the area has ground-level decking made from pressure-treated wood, which can leach chemicals into the environment. The proposed project will remove this, greatly reducing the surface area covered by pressure-treated wood, using it only for posts to support a Trex bridge and balcony.
- The finished project will result in increased permeability of rainwater into the ground. Newly exposed ground will be planted with native plants which help water infiltrate into the soil, reducing runoff.

This project is the last section of a project that has been spread over time by my husband and myself due to cost. Recycled materials are more expensive than traditional building

materials and we are retired. Previous sections were done in 2020 and 2021. There are no sidewalks on our section of Jolly Road and the shoulder is not safe for pedestrians. This project creates a safe and accessible place for aging owners. The deck with a ramp and Porous Pave walkways enabled my husband (now deceased) to get outside and enjoy the physical and psychological benefits of viewing wildlife and native plants, and being in sunshine and fresh air, first with the aid of a walker and then with a wheelchair.

The existing wood ground-level decking and bridge over the brook are slippery when wet. The proposed walkway and bridge will remove this material which creates unsafe footing and replace it with Trex and Porous Pave, which are both materials that provide secure footing in all weather. This will connect existing Porous Pave walkways to the east and west, making the entire walkway from the house to the west side of the property safe and accessible.

My plan is to age in place as my husband did. I hope to live here for many years, and I want to do it safely. The portion of the project that enlarges the existing balcony outside the master bedroom is to enable wildlife viewing to the west, which is the largest wooded portion of the property. Viewing from the balcony doesn't disturb the natural movements of birds and animals.

I am attaching a black and white photo (I don't have a color printer) of my husband, in his power wheelchair, enjoying a flowering wild plum tree (*Prunus americana*), one of the many species of native trees we had planted together. This photo was taken a month before he died. It warmed my heart that he could enjoy nature as he neared the end of his life; without the accessible renovations we had added he could not have done so.

Thank you so much for your consideration of this request. I plan to attend your meeting and will be happy to answer questions. I welcome you to view the property, and I will be happy to submit any additional materials you may require.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth A. Seagull". The signature is written in black ink and is positioned above the typed name.

Elizabeth A. Seagull, Homeowner  
1236 Jolly Road, Okemos



**Supplement to Application for Variance, Zoning Ordinance 86-471 B2**  
**Address: 1236 Jolly Road, Okemos     Single family dwelling**  
**Homeowner: Elizabeth Seagull**

**There are two aspects to the proposed project: a) revision of a ground-level bridge and walkway in the backyard and b) enlargement of an existing balcony off the master bedroom in the backyard.**

Zoning ordinance 86-471 B2: Generally. Recognizing the special conditions and relationships in transition areas between water features and developed areas, minimum setbacks are hereby established to prevent degradation of the water features of the Township, provide protection during high-water episodes in floodprone areas, and preserve the aesthetic values of water features. This regulation is based on the police power, for the protection of the public health, safety and welfare, including the authority granted in the Michigan Zoning Enabling Act PA 110 of 2006 (MCL § 125.3101 et seq.).

**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 and these unique circumstances are not self-created.
  - a) This property has a unique feature of a human-created brook. Water is pumped from the backyard pond uphill underground and runs by gravity back down to the pond. This feature was installed by a previous owner and is both aesthetically charming and ecologically functional, as it serves to help aerate the pond. Currently, there is ground level decking and a bridge over the brook. Both are made of wood. This wood surface is slippery when wet, making it dangerous to walk on. This decking and brook were in place when the present owner purchased the property in 2009.
  - b) This unique property includes a natural pond and a woodlot and has been returned to a more natural state since purchase by the present owner. Over the past 12 years she has steadily removed invasive plants and weeds and planted thousands of native trees, shrubs, flowers, ferns, sedges and grasses. She has applied for and received certifications from several nature organizations: National Wildlife Federation Bird-Friendly Habitat, Monarch Joint Venture Monarch Waystation, National Audubon Society Plants for Birds, Wild Ones Native Plant Butterfly Garden, and Xerces Society Pollinator Habitat. She has also listed the property as part of the Homegrown National Park.

At the time of purchase by the present owner, the lawn on this property was being mowed to the pond edge. The present owner has created a wetland buffer of natural vegetation 20' or greater everywhere this property abuts the pond/wetland. There is no mowing to the edge and no application of fertilizer or herbicide that

could degrade pond water quality. The present homeowner serves on the Meridian Wetland Education Team and is very aware of and supportive of efforts to protect wetlands in the township.

Viewing the wildlife that is being protected by this habitat is an important aspect of life quality to the owner. The existing balcony is too small to allow wildlife viewing to the west side of the property and is made of wood, which is slippery when wet. The use of Trex recycled plastic construction material for the enlarged balcony will improve safety for the homeowner.

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
  - a) The owner plans to age in place. According to the CDC, falls are the leading cause of injury and injury death in persons over the age of 65.  
<https://www.cdc.gov/injury/features/older-adult-falls/index.html>  
The owner is over 65 and wishes to continue to walk on her property safely. Installation of the Porous Pave walkway, an environmentally-friendly permeable surface made from recycled tires, and the Trex bridge, an environmentally-friendly material made from 95% recycled plastic, will enable the owner to continue to walk on the property, even at a stage when she might need a cane, a walker or a wheelchair. A small bridge is a necessity for getting between the east and west sides of the property in the backyard. There is no sidewalk on this section of Jolly Road, so walking on the property is the safest option.
  - b) As the owner ages, she would like to be able to view wildlife from the safety of her balcony. According to the American Psychological Association, time spent in nature is important for mental health and helps prevent cognitive decline.  
<https://www.apa.org/monitor/2020/04/nurtured-nature>. At some future point when the homeowner might be too frail or ill to walk outside, she would still be able to obtain the benefits of time spent in nature from her bedroom balcony if it were enlarged. The larger balcony will enable seating for two people and a small table.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
  - a) The proposed project will not have a negative impact on the pond/wetland; in fact, removal of the existing wood decking will result in more soil being exposed, which will then be planted with appropriate native plants. This will be more beneficial to the pond/wetland than would be the case if the current structures were left in place. Thus, this project is in keeping with the spirit of this zoning ordinance. As noted above, the use of Porous Pave and Trex materials will improve safety. Some of the wood posts which are necessary to support the small bridge will be within 20' of the pond edge, but justice is best served by allowing the homeowner to safely walk from one side of her backyard to the other.

- b) Some of the wood supports for the enlarged balcony will be within 17.3' of the pond edge when the water is high. These posts will not contribute to degradation of the pond. During the dry summer months when the pond draws down, posts will be more than 20' from pond edge. This is within the spirit of the zoning ordinance.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The adjacent land will not be adversely affected by this project, nor will the essential character of the vicinity be changed. In fact, because the homeowner plans to plant more native plants on the land which will be newly exposed when the existing ground-level decking is removed, the essential character of the land will be improved, both aesthetically and functionally. The beautiful flowers, shrubs and trees on this property are much admired by neighbors and passers-by. The homeowner is delighted that her efforts are adding to the quality of life for humans, as well as helping so many birds, beneficial insects and other creatures native to this area.

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

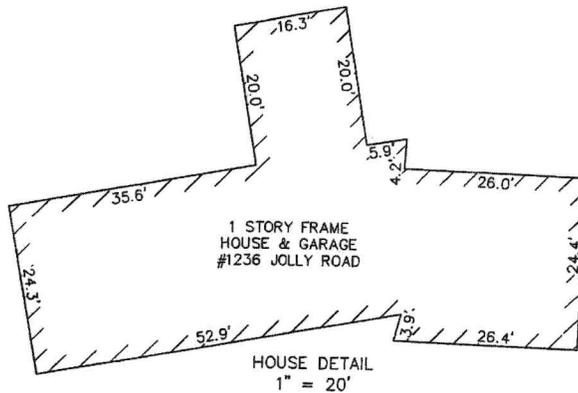
The proposed project is consistent with the public interest and the purposes and intent of the ordinance. The pond will continue to be protected. The aesthetics of the area will be improved. Birds, bees, dragonflies and butterflies, herons, frogs, toads and muskrats will continue to thrive and interact naturally on this property, which is in keeping with the public interest of the citizens of Meridian Township.

# LOT SURVEY

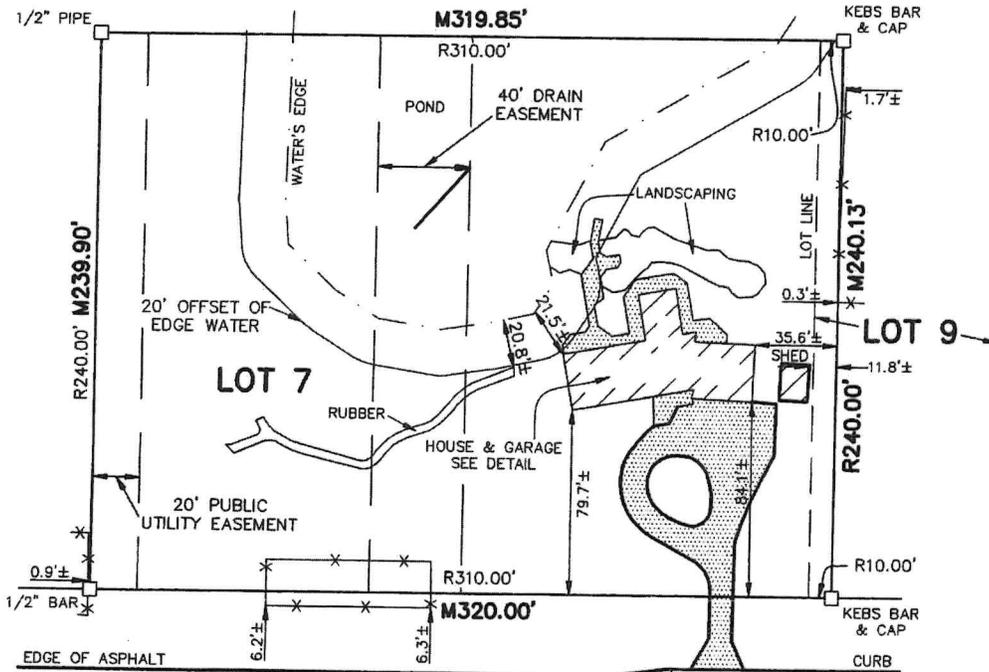
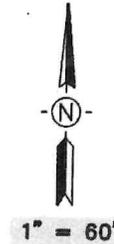
For:  
 Elizabeth Seagull  
 1236 Jolly Road  
 Okemos, MI 48864

Survey Address:  
 1236 Jolly Road  
 Okemos, MI 48864  
 ID: 33-02-02-35-451-011

Legal Description (as provided): Lot 7 and the West 10 feet of Lot 9, The Ponderosa, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 26 of Plats, Pages 40-41, Ingham County Records.



NOTES:  
 1. ALL EASEMENTS MAY NOT BE SHOWN. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORDED PLAT.



JOLLY ROAD  
 (PUBLIC - PLATTED 50' WIDE NORTH R.O.W.)

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Dimension
- M = Measured Dimension
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap Unless Noted
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- +— = Fence
- 0.0'± = Denotes Distance to the Survey Line



**KEBS, INC. KYES ENGINEERING  
 BRYAN LAND SURVEYS**

2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB	SECTION 35, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 1 OF 1	97117.LOT

ERICK R. FRIESTROM      DATE  
 PROFESSIONAL SURVEYOR      NO. 53497

PB2040751

Deck for:

# Betty Seagull

1236 Jolly Rd.  
Okemos, MI 48864

PB22-1023

DS  
BS

DS  
BT

Inspector: JOHN HINES  
REVIEWED FOR CODE COMPLIANCE  
MERIDIAN TWP BUILDING DEPT.  
DATE: 12/5/2022  
Inspector: John Hines

FINAL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

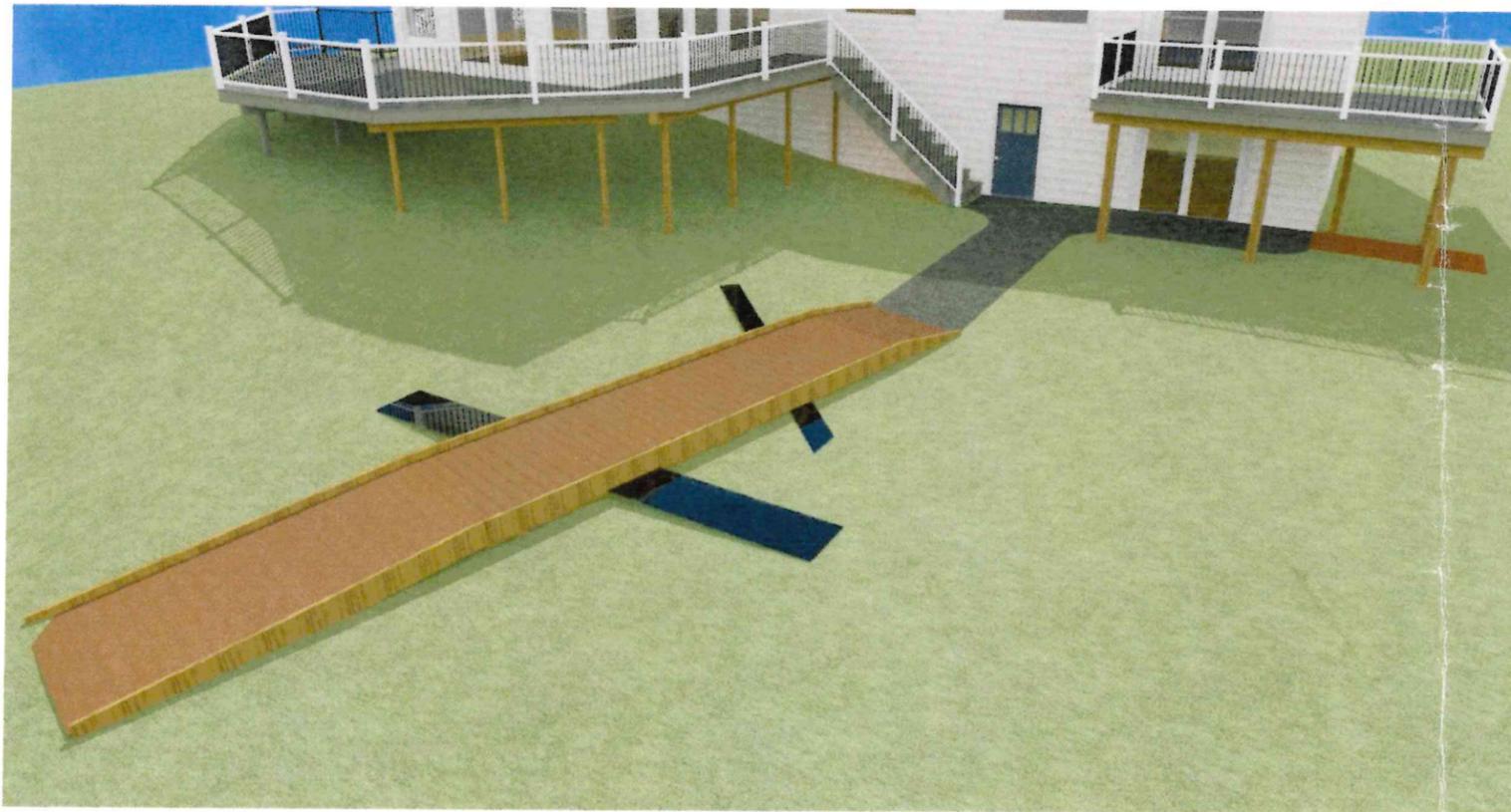
PROJECT DESCRIPTION:  
**Seagull 2421**

DRAWINGS PROVIDED BY:  
**Custom Built**  
Design & Remodeling

DATE:  
11/27/2022

SCALE:  
1/4"=1'

SHEET:  
1 of 7



DS BS DS BT

FINAL



Remove and save benches



Demo wood boardwalk and bridge



Demo deck and cut back cantilevered joist to add bond to house

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Demo Plan

PROJECT DESCRIPTION: Seagull 2421

DRAWINGS PROVIDED BY: Custom Built Design & Remodeling

DATE: 11/27/2022

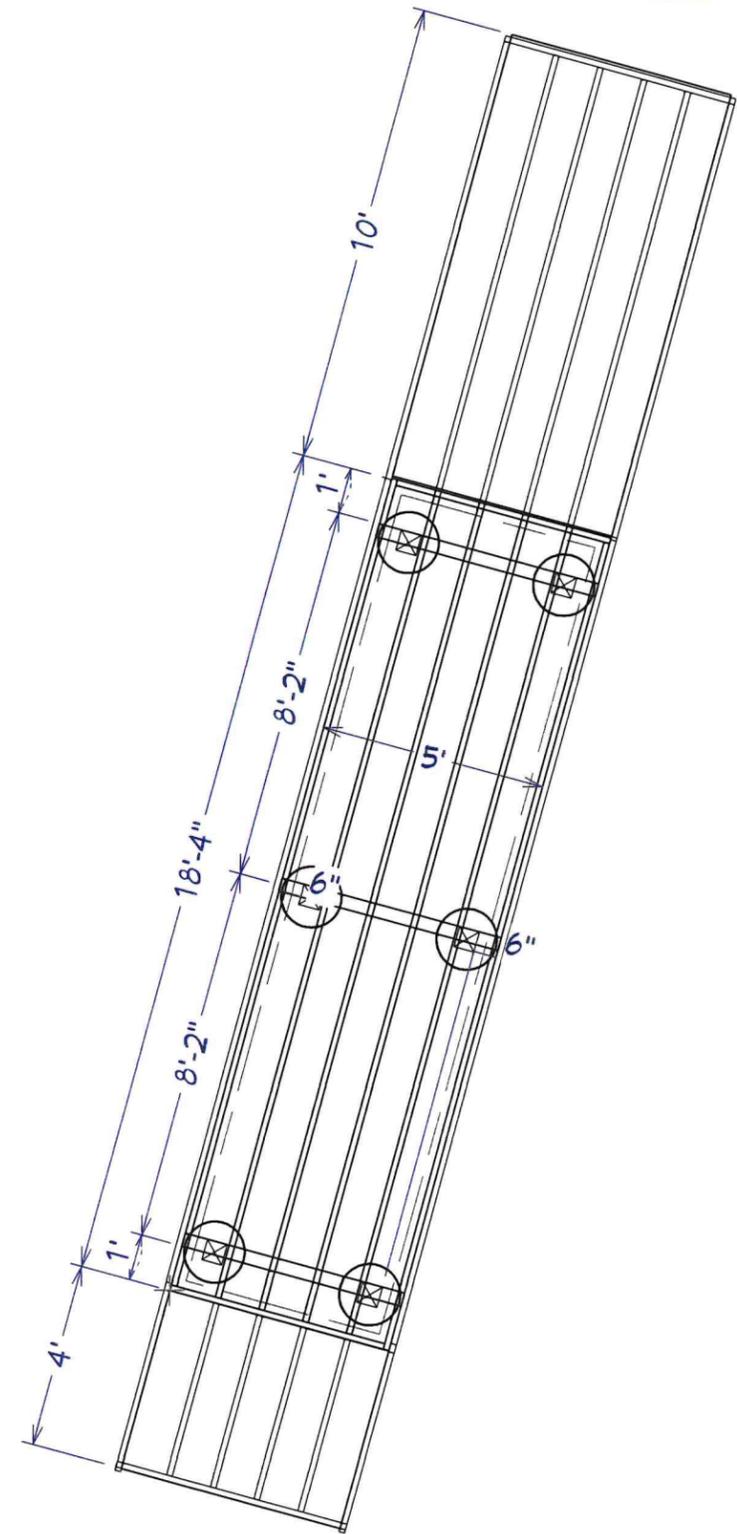
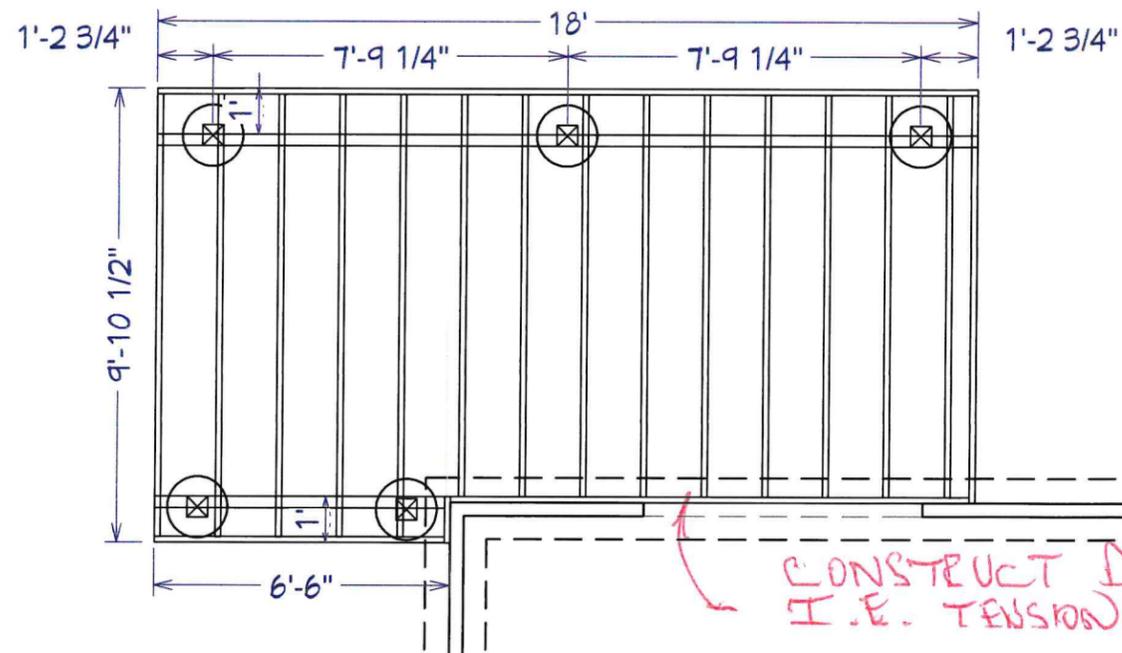
SCALE: 1/4"=1'

SHEET: 2 of 7

DS  
BS

DS  
BT

FINAL



CONSTRUCT DECK TO RESIST LATERAL MOVEMENT  
I.E. TENSION TUBS, DTT1Z OR EQUAL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**Framing Plan**

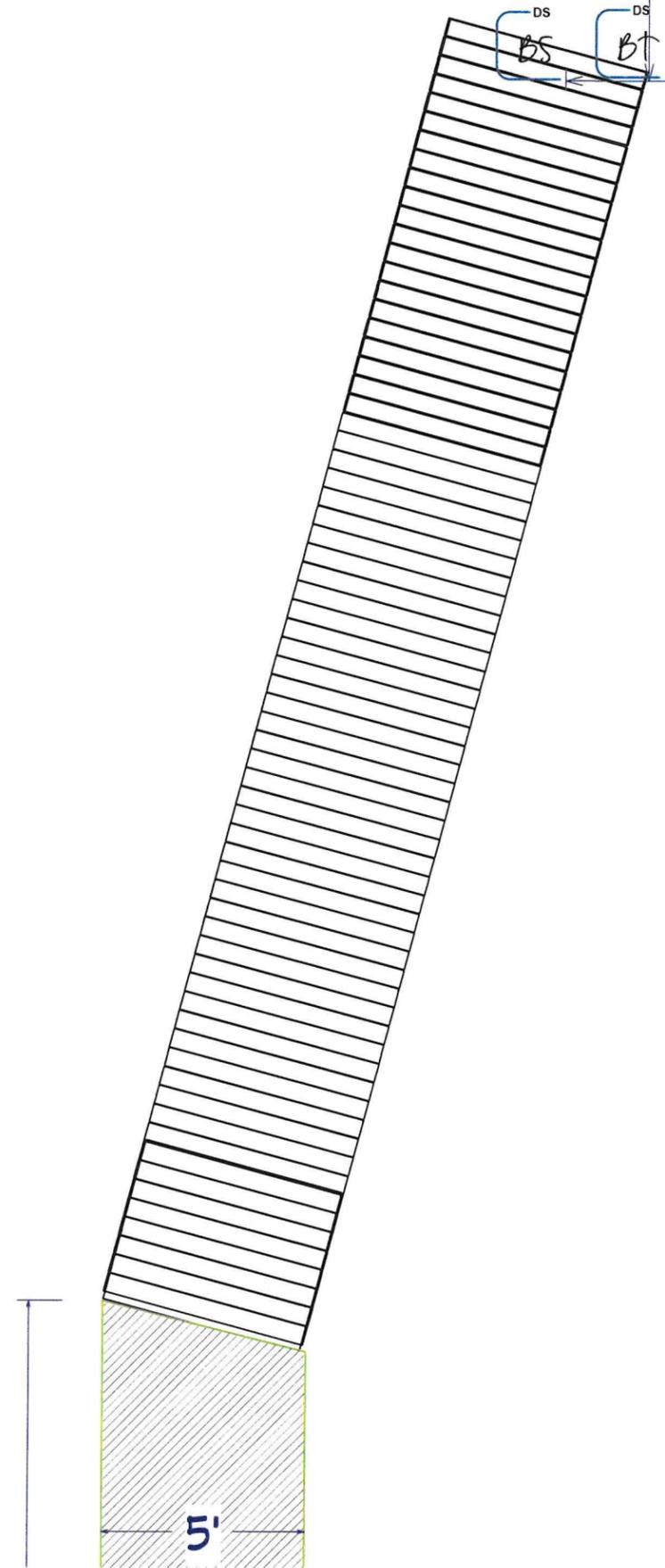
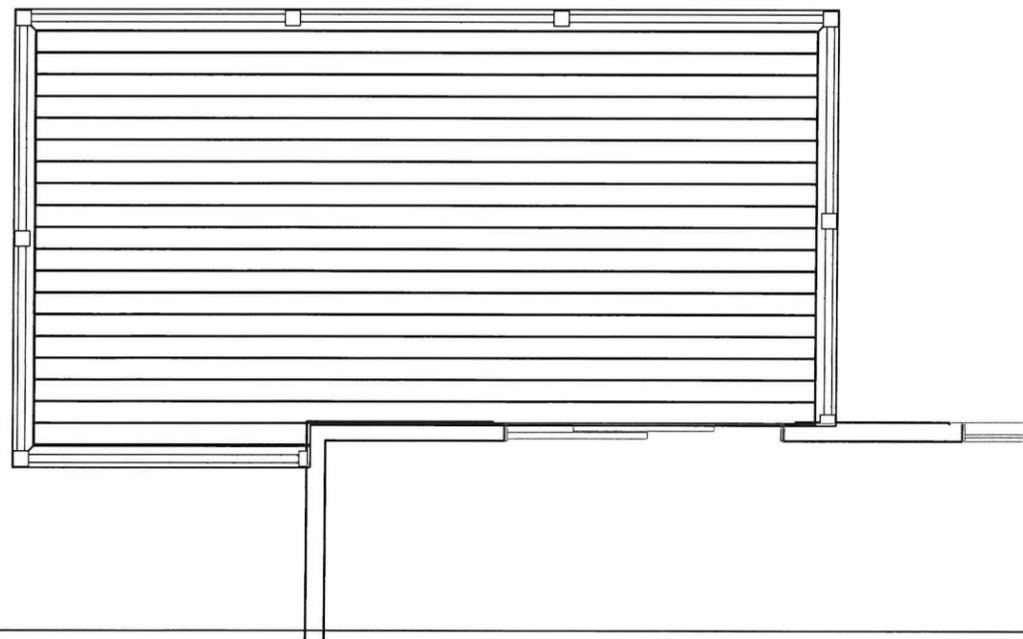
PROJECT DESCRIPTION:  
**Seagull 2421**

DRAWINGS PROVIDED BY:  
**Custom Built**  
Design & Remodeling

DATE:  
11/27/2022

SCALE:  
1/4"=1'

SHEET:  
3 of 7



**FINAL**

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**Floor plan**

PROJECT DESCRIPTION:  
**Seagull 2421**



DATE:  
11/27/2022

SCALE:  
1/4"=1'

SHEET:  
4 of 7

DS  
BS

DS  
BT

FINAL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**Landscape plan**

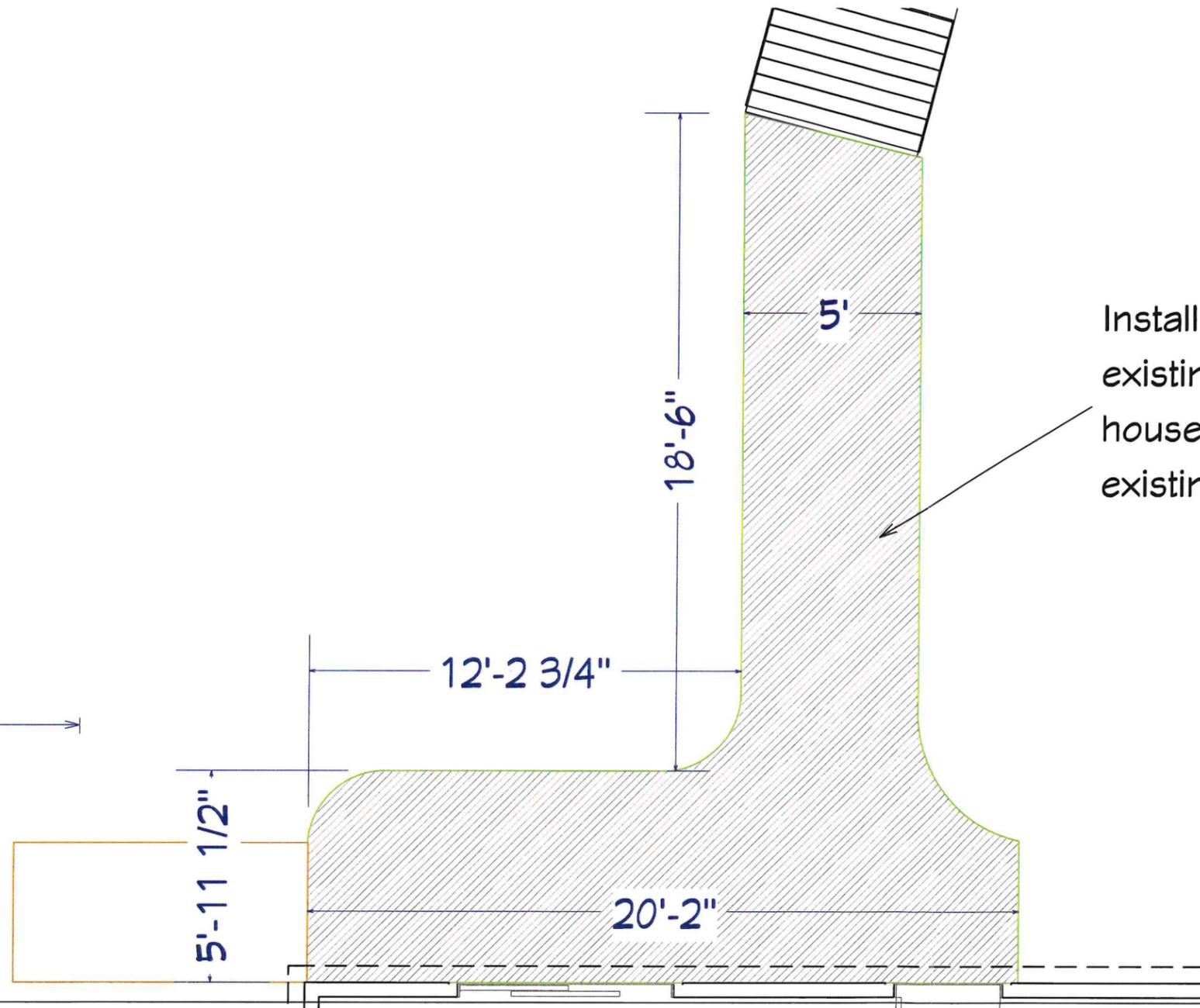
PROJECT DESCRIPTION:  
**Seagull 2421**

DRAWINGS PROVIDED BY:  
**Custom Built**  
Design & Remodeling

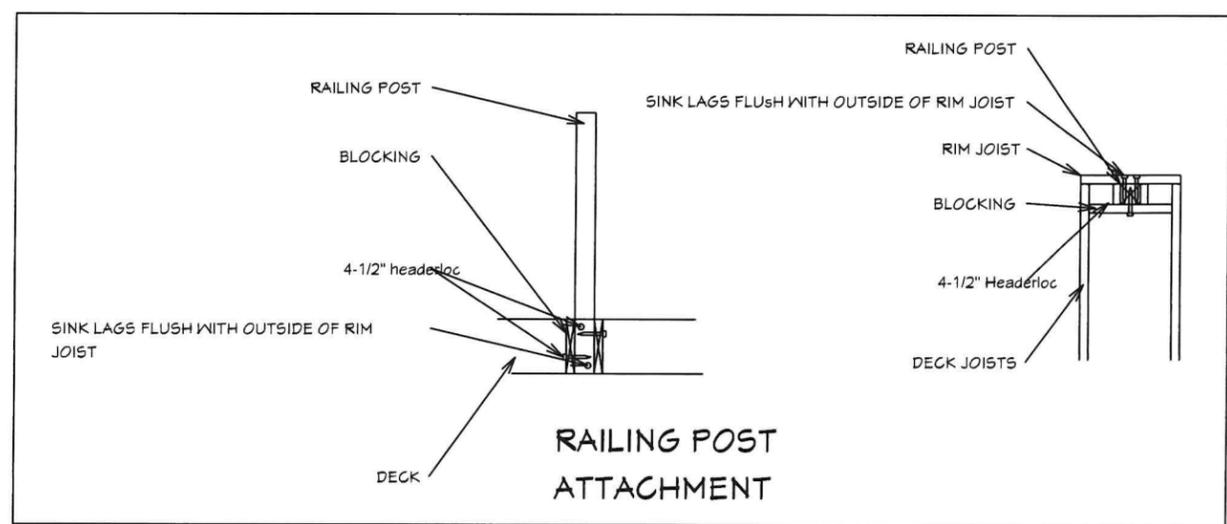
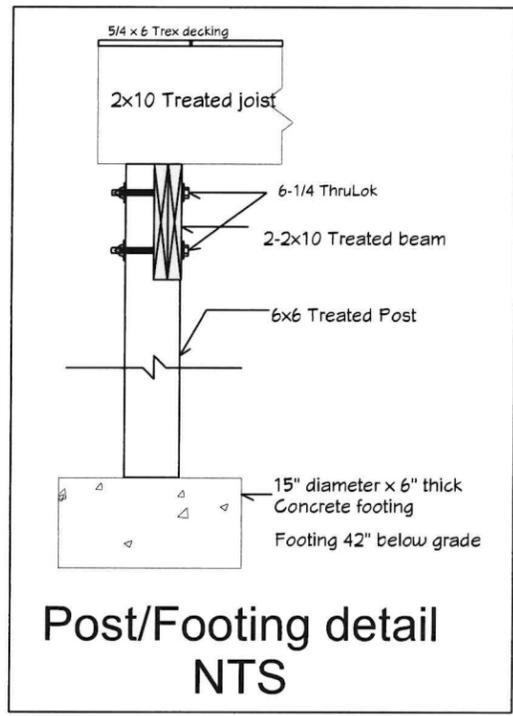
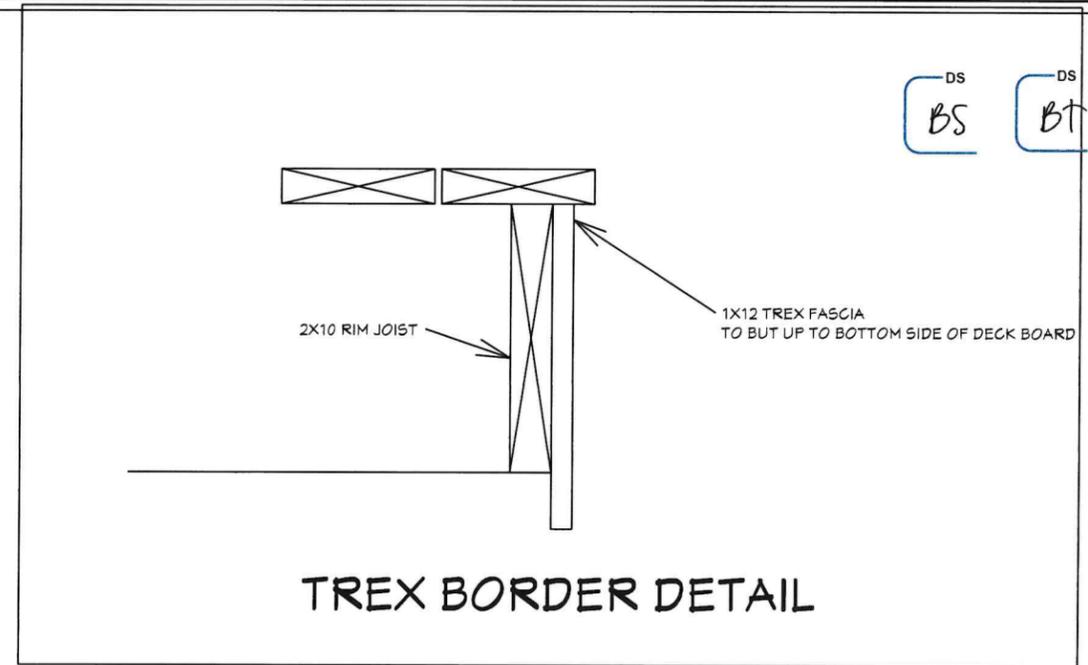
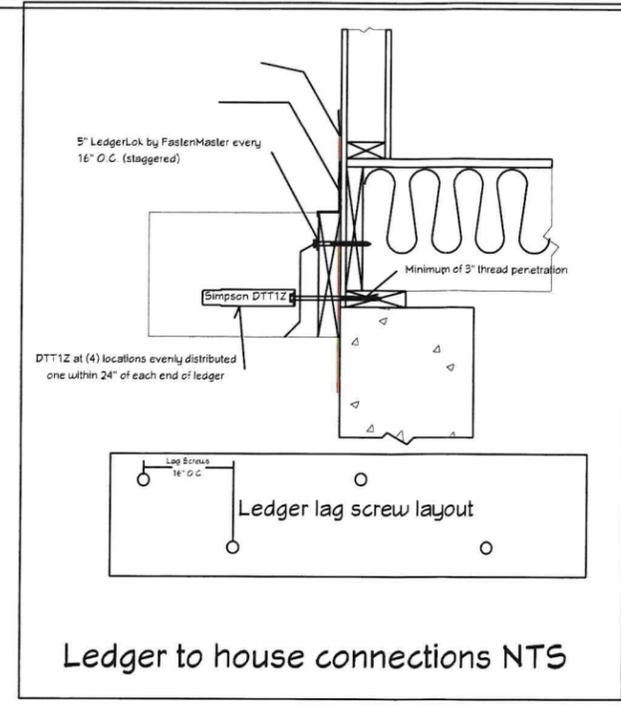
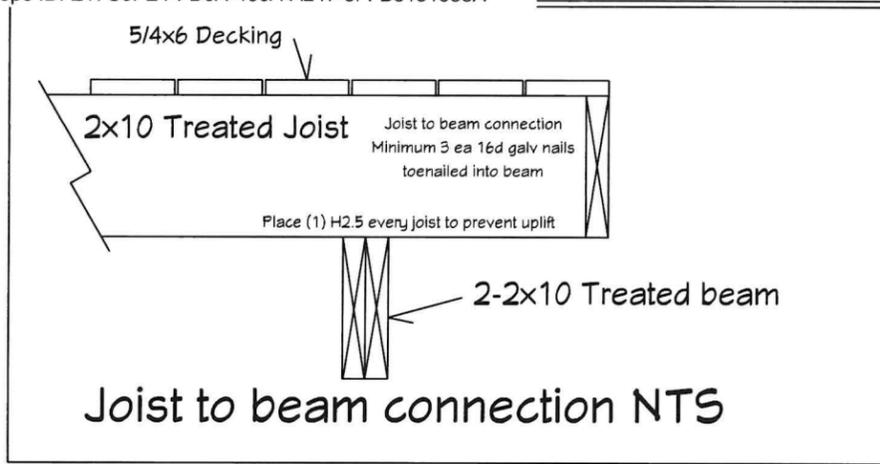
DATE:  
11/27/2022

SCALE:  
1/4"=1'

SHEET:  
5 of 7



Install porous pave walks, to complete existing walkways, to bridge & patio next to house and sliding door, and connect to existing walk/path to woods & garden



FINAL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

**Details**

PROJECT DESCRIPTION:

**Seagull 2421**

DRAWINGS PROVIDED BY:

**Custom Built**  
Design & Remodeling

DATE:

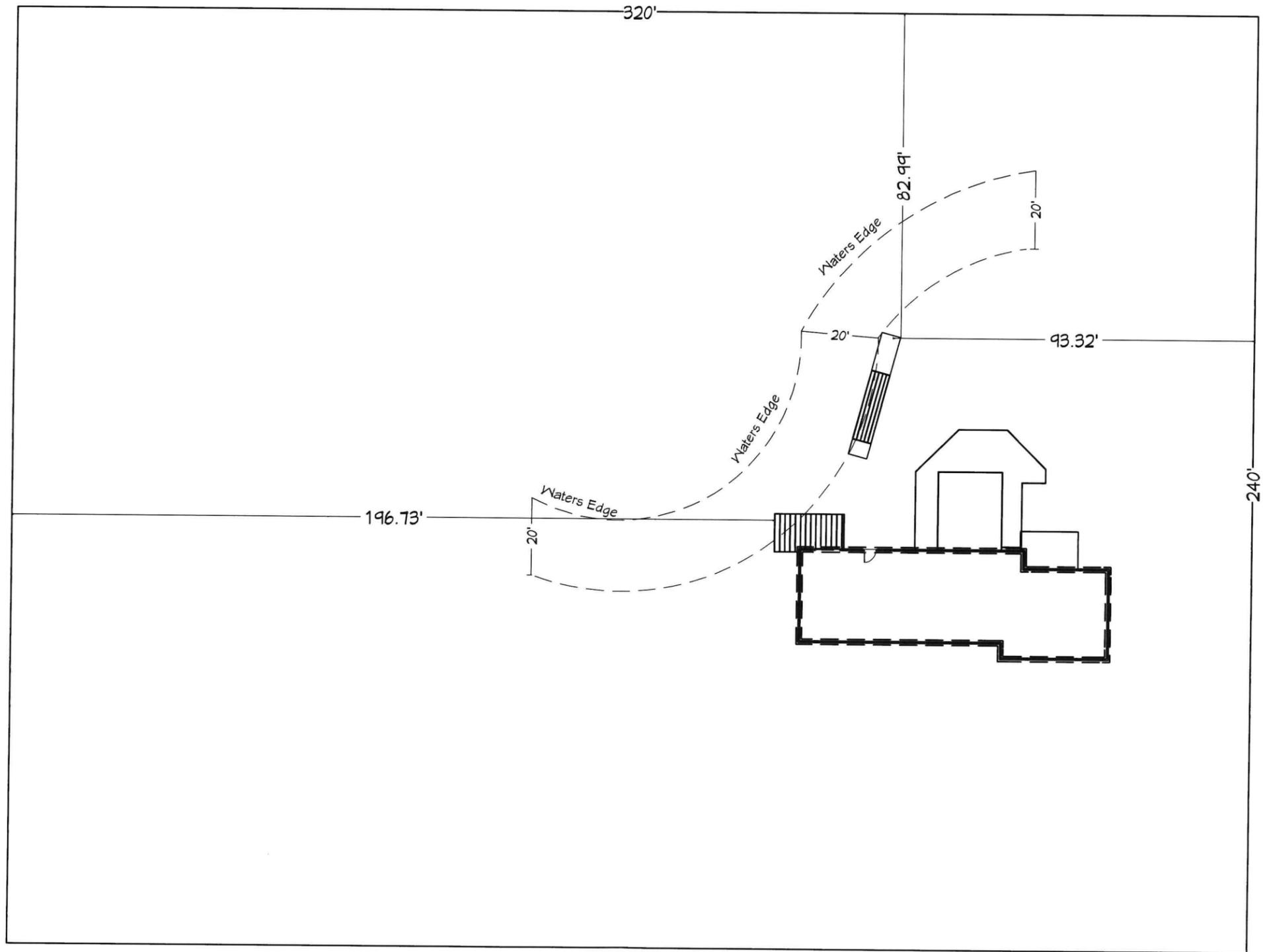
11/27/2022

SCALE:

1/4"=1'

SHEET:

6 of 7



FINAL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**Site Plan**

PROJECT DESCRIPTION:  
**Seagull 2421**

DRAWINGS PROVIDED BY:  
**Custom & Built**  
Design & Remodeling

DATE:  
1/26/2023

SCALE:  
1" = 30'

SHEET:  
7 of 7



**To: Zoning Board of Appeals**

**From: Keith Chapman, Assistant Planner**

**Date: February 9, 2023**

**Re: Election of Chair and Vice-Chair**

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The Zoning Board of Appeals rules of procedure require that at the first regular meeting each calendar year the Board must select from its members a Chair and Vice-Chair. In accordance with Section 86-62(c)(5) of the Code of Ordinances, an elected official of the Township cannot serve as chair or vice-chair of the Zoning Board of Appeals. The general duties of each position are as follows:

**Chair:** The chair shall preside at all meetings, authorize calls for special meetings, and perform such other duties as may be specified by the Zoning Board of Appeals.

**Vice-Chair:** The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

At the meeting on February 15, 2023 the current chair will request nominations for the officer positions listed above. Once nominations are made the Zoning Board of Appeals will vote on each office. The Board member receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected.