



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
October 27, 2021 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, October 13, 2021
4. COMMUNICATIONS
 - A. Timothy & Bridget McCarthy RE: ZBA #21-10-27-1
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI, 48864

DESCRIPTION: 6074 Columbia Street
TAX PARCEL: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay District

The variances requested is to construct a single-family home that does not meet the front yard setback, side yard setback, and driveway coverage requirements.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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, OCTOBER 13, 2021
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Vice-Chair Field-Foster, Members Opsommer, Hendrickson,
Shorkey

ABSENT: None

STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:31 p.m. and called the roll of the board.

2. APPROVAL OF AGENDA

Member Field-Foster moved to approve the agenda as submitted. Seconded by Member Opsommer.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. September 08, 2021 Meeting Minutes

Member Field-Foster noted that her name is misspelled as Filed-Foster in her motion to approve the agenda. This should be corrected to Field-Foster.

Member Opsommer moved to approve the minutes from Wednesday, September 08, 2021 with amendments. Seconded by Member Hendrickson.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

4. COMMUNICATIONS - NONE

5. UNFINISHED BUSINESS - NONE

6. NEW BUSINESS

A. ZBA CASE NO. 21-10-13-1 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215

DESCRIPTION: East of Sirhal Drive, west of Greencliff Drive

TAX PARCEL: 17-377-031

ZONING DISTRICT: RC (Multiple Family)

The variance requested is to exceed the maximum building dimension by 17 feet and 40 feet in length for two buildings.

Assistant Planner Chapman outlined the case for discussion.

Applicant Patrick Kelderhouse, 14710 Waypoint Parkway, West Olive, MI 49460, further outlined the case for discussion.

Member Hendrickson asked if the maximum length of the building includes the wrap around or only the length.

The applicant replied 200 ft. is the length of one side.

Member Hendrickson asked what happens if the variance is denied.

The applicant replied he would have to go back to the client and the developer to discuss options, but that they are running out of options to complete the project while meeting requirements.

Chair Mansour asked about the history of this case.

The applicant replied the building height has dropped roughly ten feet., and the orientation has changed. The site plan was changed with the addition of the cul-de-sac and removal of a building on the right side. The changes to the parking count and the future parking expansion led to the applicant connecting two building and making the stacked flats in the current plan.

Member Field-Foster asked if there was a way to redesign the building to fall within township ordinances.

The applicant replied if they take away from one side of the building to bring it into compliance they would have to add to the other side which would still be out of compliance.

Member Opsommer stated Stratford Place, which is adjacent to the applicant's building, is longer than the applicant's building. He stated they must have a variance as well or the township overlooked the non-compliance.

Assistant Planner Chapman indicated that is correct.

Member Opsommer stated previously the applicant had applied for two variances in 2019. One for 37 feet for the North and South buildings and one for parking. He clarified that now the applicant is down to one variance for each building. He stated previously this site is

unique in that it had been a trailer park, and it appears to change one part will create problems in another.

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.

Member Hendrickson stated that he wasn't sure about the unique circumstances, as the neighboring parcels are similar.

Member Opsommer stated that he viewed this parcel as unique because a cul-de-sac is required. He explained that the County Road Department and the township won't allow a through road connecting Sirhal Drive, and Greencliff Drive.

Chair Mansour agreed with Member Opsommer.

Member Field-Foster also agreed that the parcel is unique.

Chair Mansour read review criteria two which states these special circumstances are not self-created.

Member Opsommer stated the east road connection is being used by the residents adjacent to it on the north and south and may be why the County Road Department doesn't force the connection. He stated adjacent land owners are causing the circumstances faced by the applicant.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Member Field-Foster stated not granting the variance would create practical difficulties for the developer, as the developer stated earlier in the meeting.

Chair Mansour read review criteria four which states that 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.

Chair Mansour stated criteria four has been met as the township and the County Road Department caused the circumstance that is requiring the applicant to request a variance.

Member Opsommer stated the township had recently rezoned the parcel to be used as lower density Multi-Family Housing.

Member Hendrickson stated if the applicant removed four units there would be no variance, and asked for an explanation as to why they could not operate with 45 units instead of 49.

The applicant stated the building is two stories so to remove four ground level units would require the removal of the four units on the second floor totaling eight units. The applicant also stated that removal of these units could affect the score they received from MSHDA and they could lose the credits they received from MSHDA, forcing them to go through the scoring process again.

Member Opsommer stated the practical difficulty is a result of the County Road Department and the township.

Chair Mansour read review criteria five which states 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.

Chair Mansour stated that she believes this variance is the minimum action.

Member Shorkey stated there were two variances in 2019, one being related to parking spaces.

The applicant stated his understanding is the parking variance is no longer required.

Member Hendrickson asked since the previous variance of 37 feet to the building's length was granted in the past that the Zoning Board of Appeals was not going to stack another 17 feet variance effectively granting a 54 feet variance to the length of any building built on the parcel in the future.

Member Shorkey stated that since the previous variance was granted the applicant would only need a three foot variance.

Chair Mansour asked if the original variance would be invalidated.

Assistant Planner Chapman stated the intent was to "start over" with the new building size.

Member Hendrickson asked if it was possible to revoke previous variances when a motion was made.

Assistant Planner Chapman replied it would be fine to do so.

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

Chair Mansour stated she views this project as a benefit to the township as a whole.

Member Hendrickson stated the adjacent property contains a similar building that is longer than the current applicant's building and with that in mind the current building should not adversely affect neighboring parcels.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Chair Mansour stated she does not find this to be generally recurrent.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Chair Mansour stated criteria eight has been met.

Member Hendrickson stated he feels comfortable granting the variance as a precedent had been set in the previous variance granted two years prior.

Member Opsommer moved to repeal ZBA case 19-09-18-3 granted in 2019 and to approve ZBA CASE NO. 21-10-13-1 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215. Supported by Member Hendrickson.

Chair Mansour suggested not to repeal the entire case, only the portion of the variance regarding building length and not parking.

Member Opsommer and Member Hendrickson accepted the suggestion as a friendly amendment.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

Chair Mansour closed ZBA CASE NO. 21-10-13-1 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215 at 7:16 pm.

7. OTHER BUSINESS – None

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 7:16 pm.

NONE

Chair Mansour closed public remarks at 7:16 pm

9. MEMBER COMMENTS

Chair Mansour

- Expressed appreciation to the members of the ZBA for their unique contributions

10. ADJOURNMENT

Chair Mansour Adjourned the meeting at 7:17 pm.

6076 Columbia
Haslett, MI 48840
October 14, 2021

Mr. Keith Chapman
Meridian Township Planning Division
5151 Marsh Road
Okemos, MI 48864

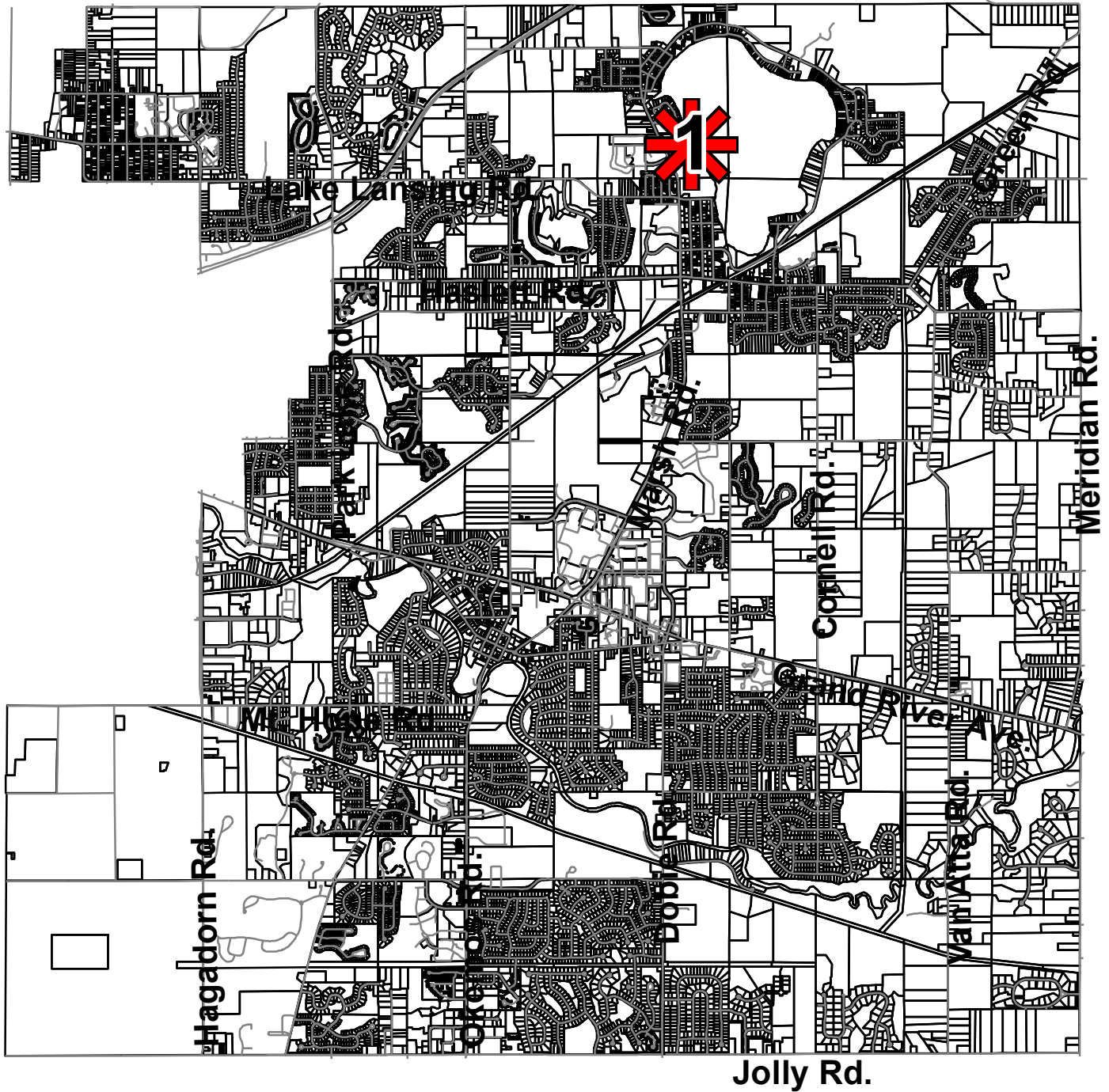
Re: 6074 Columbia Street
Haslett, MI 48840
Owners: Scott Loveridge and Ellen Dohr
Parcel #: 33-02-03-477-004
Zoning District: Lake Lansing Residential Overlay District

After reading the proposed survey for the new house, as next-door neighbors, we DO NOT support their request for variances regarding the above lake side variance – only the garage driveway.

Timothy P. McCarthy

Bridget McCarthy

Meridian Township



Location Map

1. ZBA #21-10-27-1 (Loveridge & Dohr)



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 this chapter would result in practical difficulties.
4. That 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.
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 and the purposes and intent of this Chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: October 22, 2021
Re: ZBA Case No. #21-10-27-1 (Loveridge & Dohr)

ZBA CASE NO.: 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI 48864
LOCATION: 6074 Columbia Street
PARCEL ID: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

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

- Section 86-442(f)(5)(a) - Front yards. The front yard setback shall not be less than 20 feet from the street line, except for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of section 86-367.
- Section 86-442(f)(9)(a) – Maximum Driveway Coverage. A driveway shall not occupy more than 50% of the total area of the front yard for residential lots created and recorded prior to October 5, 1960 and are less than 65 feet in width at the street line.
- Section 86-442(f)(5)(b)(1) – Side Yards. 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.

The applicant intends to construct a new two and a half story single-family dwelling at 6074 Columbia Street. The existing dwelling will be demolished to make way for the new approximately 4,040 square foot single-family home. According to Township Assessing Department records the existing nonconforming single-family home was built in 1931. In 1987, variances were granted that allowed the construction of the existing garage and a second story addition. A variance was granted to permit a second story on the nonconforming structure that did not meet the required side yard setback. An additional variance was granted to allow for the garage to be constructed 18 feet from the street right-of-way. According to the survey submitted by the applicant, the existing garage is 16.1 feet from the street right-of-way. The removal of the nonconforming structure eliminates the approved variances from the property.

ZBA Case No. 21-10-27-1 (Loveridge & Dohr)
Zoning Board of Appeals (October 27, 2021)
Page 2

The Lake Lansing Overlay zoning district requires a minimum front yard setback of twenty feet. The closest point to the front property line is the canopy along the garage. The Zoning Ordinance does not differentiate between a canopy and a single-family home, so they are considered to have the same setback requirements. The proposed single-family home encroaches 6 feet into the front yard setback and is 14 feet from the front property line. The applicant is requesting a variance of 6 feet for the front yard setback on Columbia Street.

The existing asphalt driveway is approximately 573 square feet in size and is nonconforming at approximately 69.7 percent coverage of the front yard, which is approximately 822 square feet in size. For lots less than 65 feet in width the Lake Lansing Residential Overlay District allows a driveway to cover a maximum 50 percent of the total area of a front yard. The proposed driveway will cover approximately 69.7 percent of the front yard, or 573 square feet. The applicant is requesting a variance to exceed the maximum allowed driveway coverage by 19.7 percent.

The canopy is located along the walkway on the southside of the house and will project 3.4 feet from the house. The Lake Lansing Residential Overlay District allows for a side yard setback of 5 feet when constructed with fire resistant material. The canopy will be 2.5 feet from the side yard, requiring a variance of 2.5 feet.

Attachments

1. Variance application and attachments dated September 28, 2021 and received by the Township on September 28, 2021.
2. Location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-10-27\ZBA 21-10-27-1 (Loveridge & Dohr)\ZBA 21-10-27-1 staff report



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

VARIANCE APPLICATION

A. Applicant Scott Loveridge and Ellen Dohr
Address of Applicant 2050 Sheldrake ave. Okemos, MI 48864 (Please send all mail correspondence to our Okemos address)

Telephone Cell: 517-927-8809 Telephone (Home) 517-349-9423
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6074 Columbia st Haslett, MI 48840 Lot 4, Block 2 Lakeview. Section 3, T4N, R1W
Zoning district Lake Lansing Residential Overlay District Parcel number 33-02-02-03-477-004

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) 86-442 (F) (5) a. and (9) a.

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)

Scott Loveridge SCOTT LOVERIDGE 9/27/21
Ellen Dohr Ellen Dohr 9/28/21
Signature of Applicant Print Name Date

Fee: \$ 250.00 Received by/Date: 9/28/2021

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.)

Scott Loveridge 9/27/2021
Signature of Applicant(s) Date
Ellen Dohr 9/28/2021
Signature of Applicant(s) Date

Background

We currently live in Okemos and purchased the house at 6074 Columbia Street in 2017 with the purpose of moving there as our retirement home. Since that time we have lived at the home part of the year and it currently is a sabbatical home for a visiting Michigan State University Scholar.

The existing home was built in the 1930s and has undergone various renovations and additions. The existing building consists of a one-story narrow garage and a two-story home over partial basement and crawl space. Existing construction consists of 2x4 wood framing. As the home has developed over time the resulting floor plan has small spaces, the previous addition floor doesn't align with original floor level, the basement has some leaking, the floor at the top of the stair sags, there are limited views, and the structure and energy performance are outdated.

Project Intent and Goals

Our intent is to have a 2 ½ story home, with a more open floor plan better configured for day to day living and family guests, expanded basement, better lake views, and improved energy performance.

We initially considered renovating and adding to the existing house but have determined that the existing home is structurally inadequate to support the addition of the ½ story over the main house, and a new 1 ½ story over the existing garage. The existing foundation walls, footings and wall framing do not meet the current Michigan Residential Code (2015) structural requirements for a 2 ½ story home. Structural changes necessary to support new loads and remove or relocate some existing walls would be extensive. The existing 2 x 4 wall framing and insulation yields an energy performance which is about 50% worse than that required by the current Michigan Energy Code (MEC 2015).

Due to the limitations identified above we have decided that the best approach is to demolish the existing home including the basement and construct a new home that meets our floor plan objectives and fully complies with the current building code (MRC 2015) and energy code (MEC 2015).

Zoning Use Category and Setback Requirements

The project is located in the Lake Lansing Residential Overlay District. This district requires a front yard setback of 20', minimum side yard setbacks of 5', front yard driveway coverage not to exceed 50%, minimum lot area of 5,000 square feet, minimum lot width of 35' at the street line, and maximum building coverage of 35%. The rear yard setback is required to be "consistent with requirements of the underlying zoning district, except the rear yard setback for those lots that directly abut Lake Lansing shall be measured from the ordinary high-water mark of Lake Lansing as defined in § 86-2." For this property the rear yard setback therefore is 40' from the ordinary high-water mark.

The zoning district allows for a 2 ½ story home not more than 35' measured to the mean roof height.

Additionally, there is a covenant for this property which restricts a building from being built more than 6 "rods" from the property corners at the street. A surveyor's rod is 16.5 feet long, so this covenant restricts a building from being built more than 99 feet east of the property corners located at Columbia Street. The covenant line is shown on the site plan.

Existing Site Conditions

The attached survey shows the existing property to be 5459.75 Square Feet, and the existing home located a varying distance from 16.1' to 26.0' from the property line at the street, a varying distance of 7.6' to 5.5' from the north property line and distance of 2.2' from the south property line. Refer to attached existing building survey.

The true lot width is approximately 34.4' when measured perpendicularly between the north and south property lines.

Surrounding Neighborhood

Lot widths are generally narrow along Columbia Street. A number of homes have been previously renovated or replaced and present themselves as two- or three-story homes. A number of the renovated or replaced homes along Columbia have building volumes and heights similar to what we are proposing and likely have side yard and front yard setbacks in the range of what is proposed for our building project. We have included a Google Earth image and photo montage of other homes along Columbia to illustrate street views and setbacks.

Proposed Building Description

We are proposing a 2 ½ story 2 x 6 wood framed home over new basement, 23' wide and 66.5' long. The home will have a maximum height measured to the ridge line of 35'. We are researching the property setback covenant and if it allows for a detached deck beyond the covenant line we would include a deck to the east subject to meeting zoning requirements.

Privacy for our family, as well as that of our neighbors is very important, so we have configured the north and south facing windows to be of glass block or located high on room walls so there are no direct facing window views from rooms to and from neighboring houses.

We have designed a home which respects the general architectural character of the neighborhood.

Due to the proximity on the site, the north and south walls will be built as one hour fire rated construction per requirements of the Zoning Ordinance and the Michigan Residential Code 2015. Siding is proposed to be a cement based noncombustible lapped siding.

The building will be built to comply with the current building and energy codes for new buildings.

Proposed Site Plan

The proposed Site Plan attached calls for a 23' wide by 66.5' long building. The building will be located similarly to the existing home to be demolished. The proposed north setback for the new building is 5.5' which is the same as the existing house setback of 5.5' at its narrowest point. The proposed south setback line will be 5.9' which is farther than the current 2.2' from the existing house to the property line. The setback from the street edge at its narrowest point is set at 16.1' which is the same as the existing setback. The driveway will be approximately 23' wide (compared with current 23'6") and be

setback 5.5' from the north property line. There will be an adjacent walkway and landscaping to the south which will slope up to a zero step main doorway. (Refer to the site plan for details.)

Variations Required

We met with the Meridian Township Zoning Office to discuss the site, the proposed project and any required variations. We believe we are able to comply with the applicable zoning requirements in this zoning overlay district except for the setback requirement from the street and the front yard driveway coverage and are seeking variations from those two requirements.

Zoning Review Criteria

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.

Our existing lot is very small at 5469.75 sf, narrow at 34.4 ', measured perpendicularly to north and south property lines. Additionally, the buildable area is limited and relatively shallow in the east west direction due to the covenant discussed above, which does not allow for building to the rear minimum setback provided in the zoning ordinance.

2. These special circumstances are not self-created.

The site configuration was existing at the time the zoning ordinance was enacted. For the reasons discussed above under existing building conditions the building is structurally and functionally obsolete.

A number of the homes on our street have garages that are close to the street and likely are nonconforming with the front yard setbacks requirement in the ordinance. See attached Google Earth image and photo montage.

3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Literal enforcement of the driveway width would yield a driveway that would not allow two cars to be parked side by side. The front yard setback in combination with the covenant line restricts the first floor area such that the remaining finished first floor area becomes so small that it is difficult to accommodate usual living spaces. Building the garage further from the street would substantially reduce the living area of the house.

4. That 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.

To build a home with sufficient first floor area the garage would have to be configured with less depth. Building the garage with reduced depth would limit ability to park our 2 vehicles in the garage

and have reasonable storage.

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.

We will meet the side yard setbacks for the overlay district. We are not proposing to change the existing driveway coverage percentage.

6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

We are not building any closer to the street than the existing structure and our driveway coverage percentage will not be greater than what currently exists.

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.

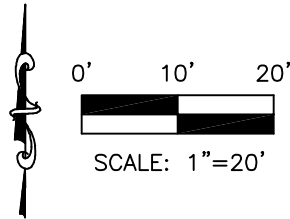
Our street is unique due to the angle of the road and proximity to the lake and the property covenant line restricts us from moving the home farther to the east.

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

The new home will be sided with one hour fire rated walls which will make the house safer for us and our neighbors to the north and south. We believe that constructing the new home supports the objectives and intents of zoning ordinances. We will improve safety, structural integrity and energy performance over the house that currently exists.

SURVEY MAP

LOT 4, BLOCK 2, LAKEVIEW, A PART OF THE
SOUTHEAST ONE-QUARTER, SECTION 3, T.04N,
R.01W, MERIDIAN TOWNSHIP, INGHAM COUNTY,
MICHIGAN.
PARCEL TAX NO. 33-02-02-03-477-004



SURVEY NOTES

NOT ALL EASEMENTS OF PUBLIC RECORD
MAY BE SHOWN.

NOT ALL IMPROVEMENTS MAY BE SHOWN.

ZONING

ZONED RB
SETBACKS:
FRONT - 25 FEET
SIDE - 7 FEET
REAR - 40 FEET
MAX BUILDING HEIGHT - 35 FEET
MAX COVERAGE - 35%

REGISTER OF DEEDS RECORDING AREA

PARCEL DESCRIPTION

Lot 4, Block 2, Lakeview, a subdivision of a part of the Southeast one-quarter of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 5, Ingham County Records.

EXISTING SURFACE COVERAGE

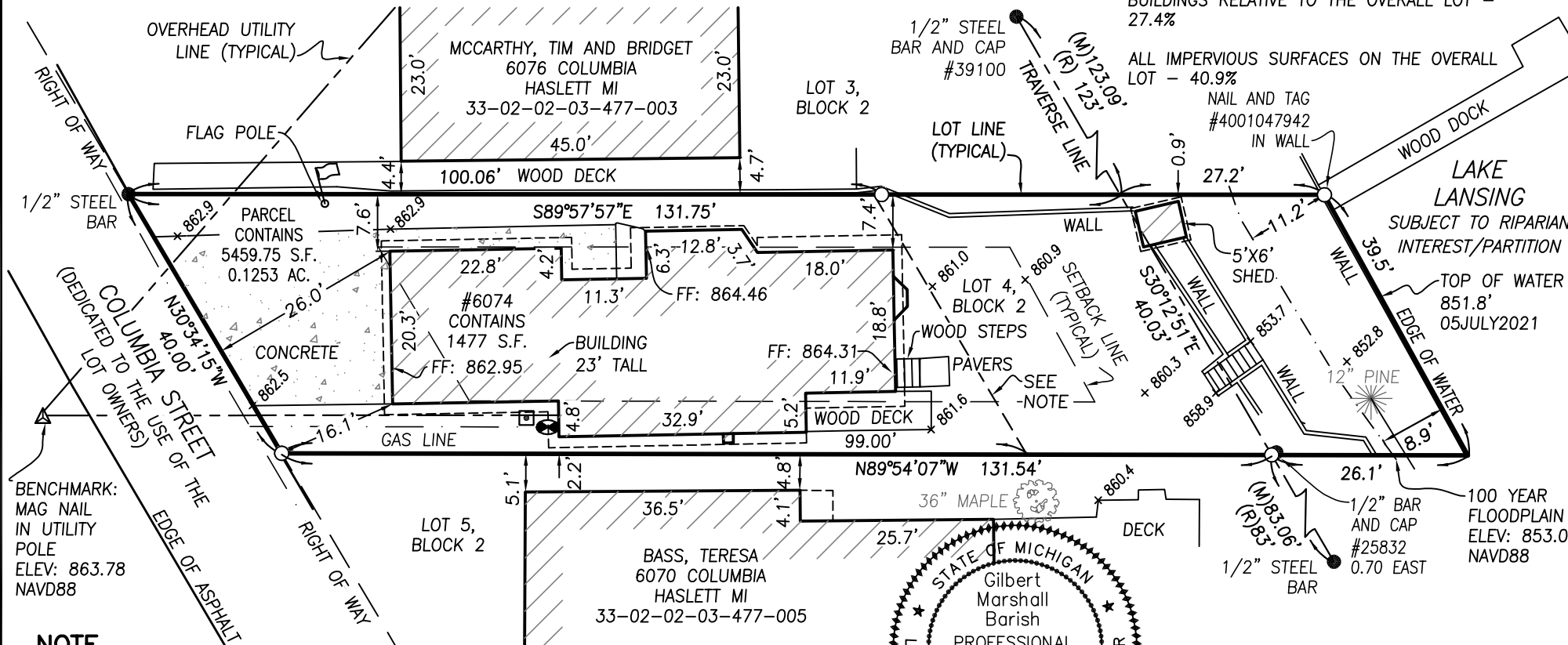
BUILDINGS RELATIVE TO THE OVERALL LOT - 27.4%

ALL IMPERVIOUS SURFACES ON THE OVERALL LOT - 40.9%

NAIL AND TAG
#4001047942
IN WALL

LEGEND

- = SET 5/8"x24" STEEL BAR AND CAP
- = FOUND EVIDENCE AS NOTED
- ↖ = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED
- ⊗ = GAS METER
- ◻ = AIR CONDITIONING UNIT



I, Gilbert M. Barish, hereby certify that I have surveyed the above parcel of land and have met the requirements of MCL 54.213.

Bearings are based on the east line of Columbia Road Per Grid North referencing the Michigan Coordinate System of 1983 (South Zone 2113) bearing North 30°34'15" West.

Linear dimensions are in international feet and decimals thereof.

Gilbert M. Barish 03AUG2021

GILBERT M. BARISH, P.S. DATE
LICENSED PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 4001047942

FOR: ELLEN DOHR
6074 COLUMBIA STREET, HASLETT, MI

PROJECT: S143-2021 REVISION DATE:
FIELD BY: GB EB JC 05AUG2021 SET ADD
MONUMENTS

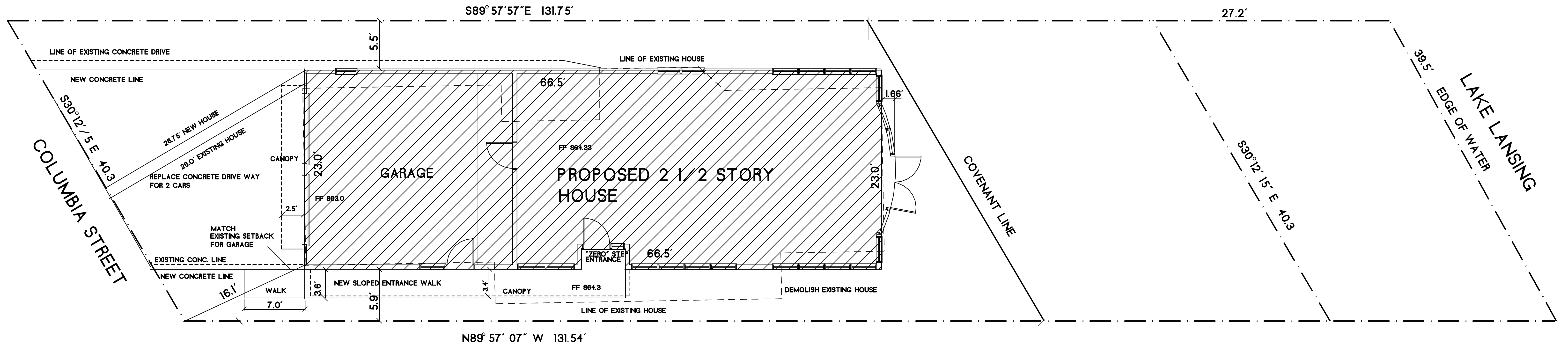
DRAWN BY: GB
REVIEWED BY: JC SHEET 1 OF 1

GEODETIC DESIGNS INC.
2300 NORTH GRAND RIVER AVE
LANSING, MI 48906
PH: 517-908-0008
WWW.GEODETICDESIGNS.COM



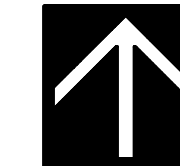
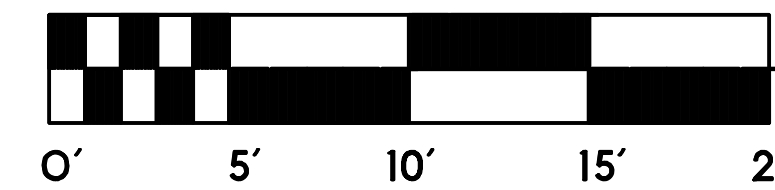
NOTE
PLATTED DEED RESTRICTION FOR THE PLAT OF LAKEVIEW AS SHOWN IN THE DESCRIPTION FOR THE PLAT.
"THE EASTERLY LINE OF ALL BUILDINGS ON LOTS FACING THE LAKE SHALL NOT BE OVER 6 RODS FROM COLUMBIA STREET AS SHOWN ON THE PLAT..."





PROPOSED SITE PLAN

3/16" = 1'-0"



LAKE LANSING OVERLAY DISTRICT

SEE SURVEY FOR PROPERTY
DESCRIPTION AND CONDITIONS

EXISTING LOT AREA 5459.75 SF

EXISTING FRONT YARD AREA 822 SF

NEW FRONT YARD AREA 822 SF

EXISTING DRIVE AREA 573 SF

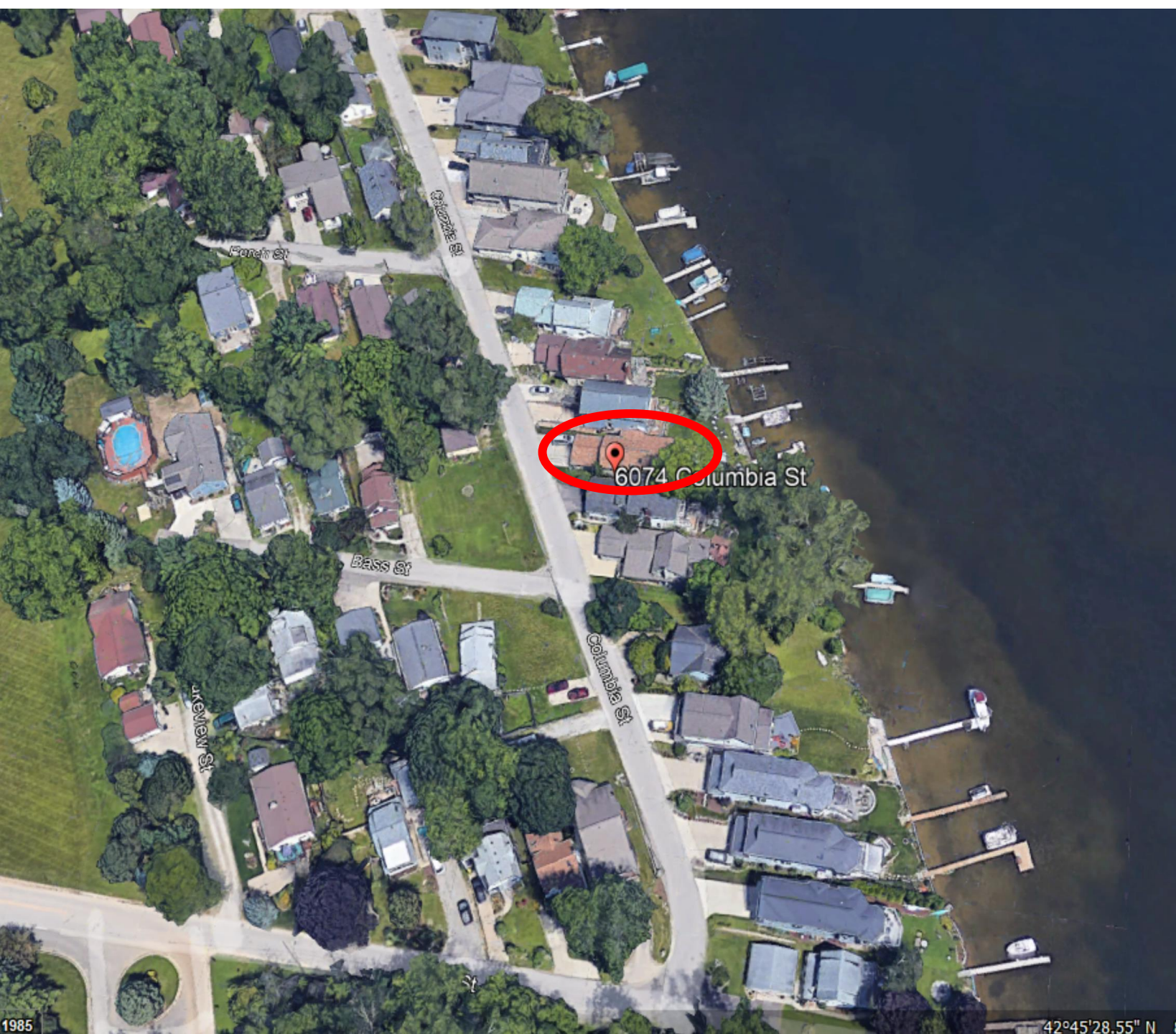
NEW DRIVE AREA 573 SF (INCLUDES WALK)

NEW SIDE YARD SETBACKS

NORTH 5.5'
SOUTH 5.9'

EXISTING SIDE YARD SETBACKS

NORTH 5.5'
SOUTH 2.2'



Google Earth View Columbia Street showing relative setbacks of other properties

- Google Earth View
Columbia Street showing
relative setbacks of other
properties to the south



6074 Columbia St

Columbia St

Image Landsat / Copernicus
Image NOAA

Google Earth

- Google Earth View
Columbia Street showing
relative setbacks of other
properties to the north





Photo showing 6074 Columbia and property to the north



Photo showing existing garage and drive at 6074 Columbia



Photo showing 6074 Columbia and property to the south



Photo showing street view of house to the north



Photo showing street view of house to the north

Photo showing street view of another house farther north





Photo showing street view of another house farther north



Photo showing street view of another house farther south

Photo showing street view of another house farther south

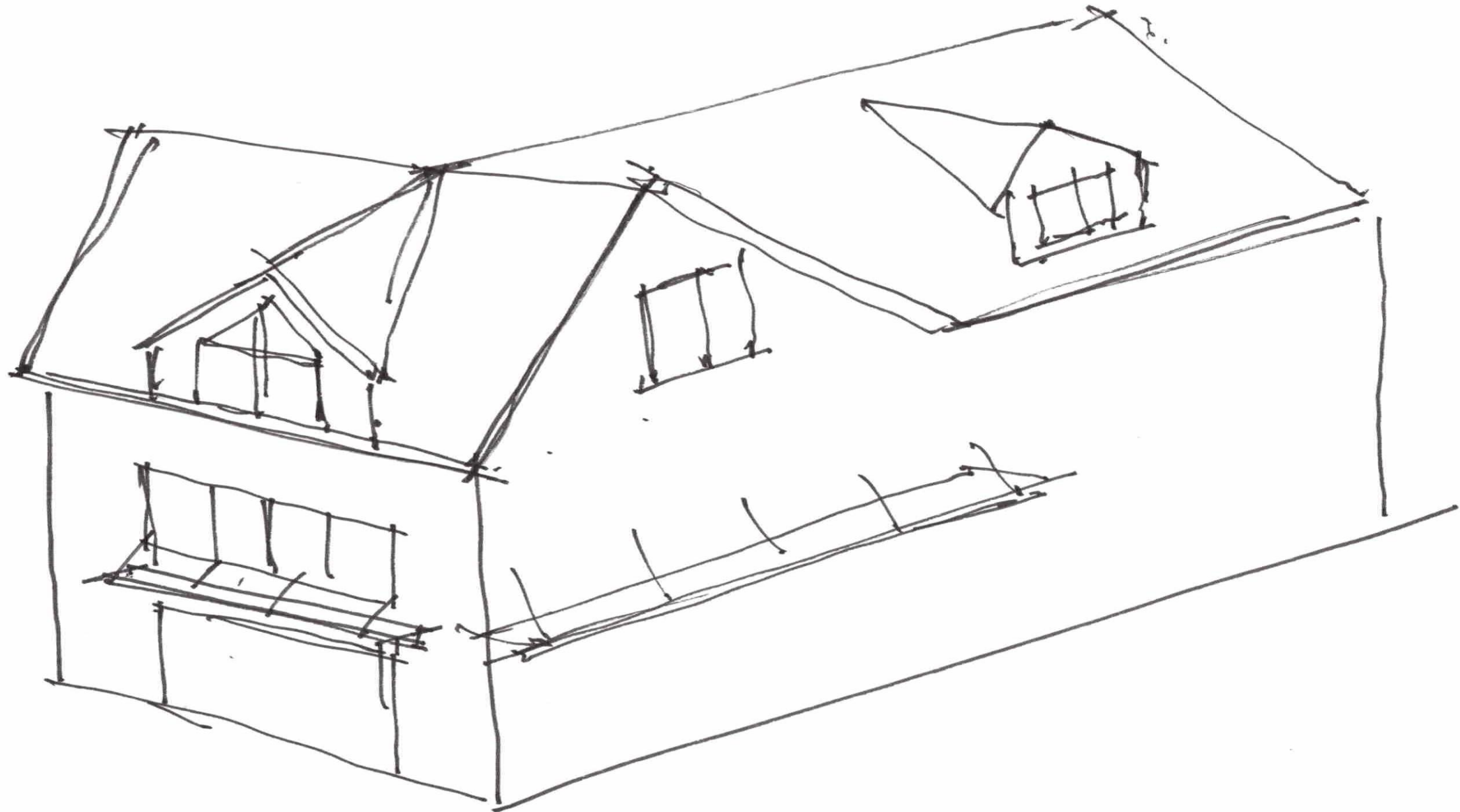


Photo showing street view of another house farther south



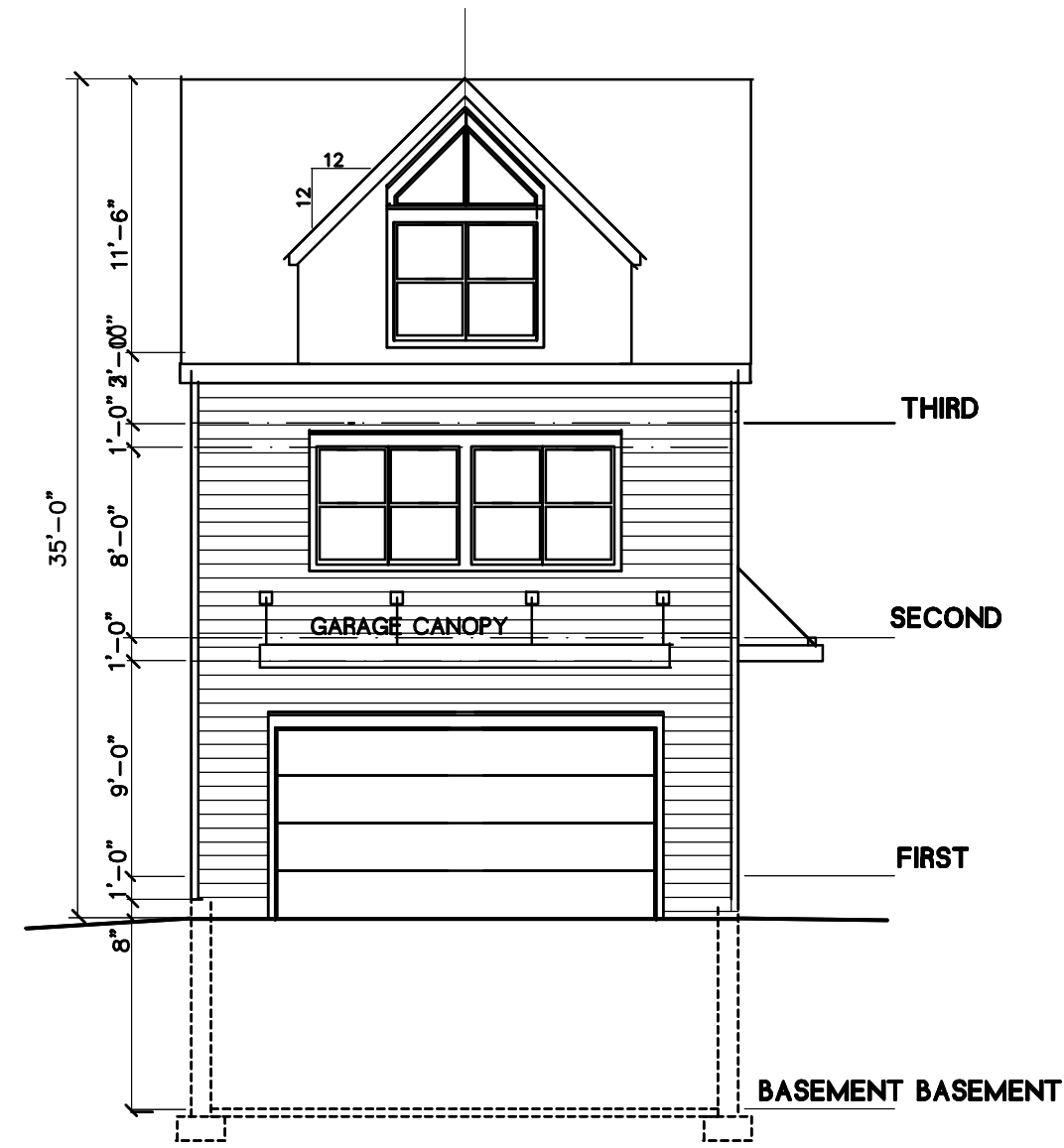
Photo showing street view of another house farther south





General Form of Proposed Replacement House at 6074 Columbia

**LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN**



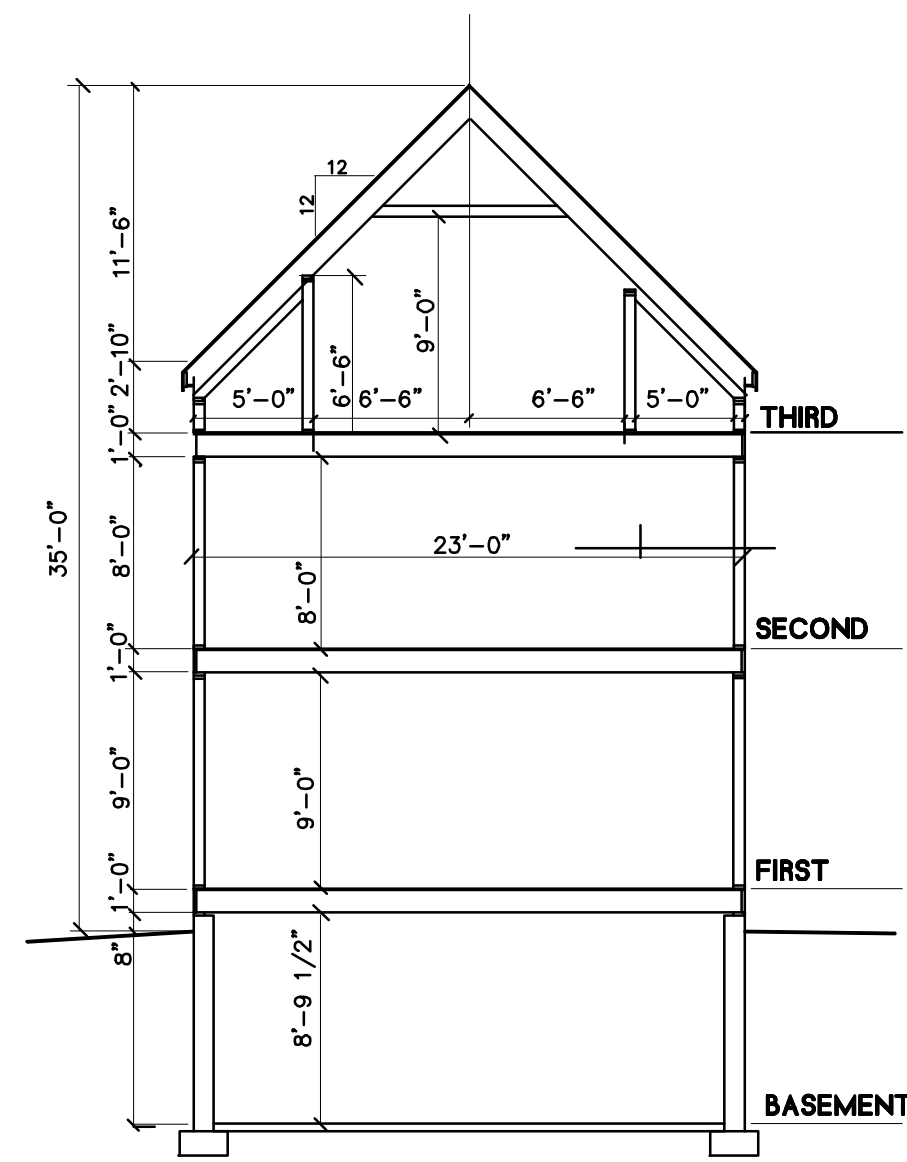
WEST ELEVATION

1/8" = 1'-0"



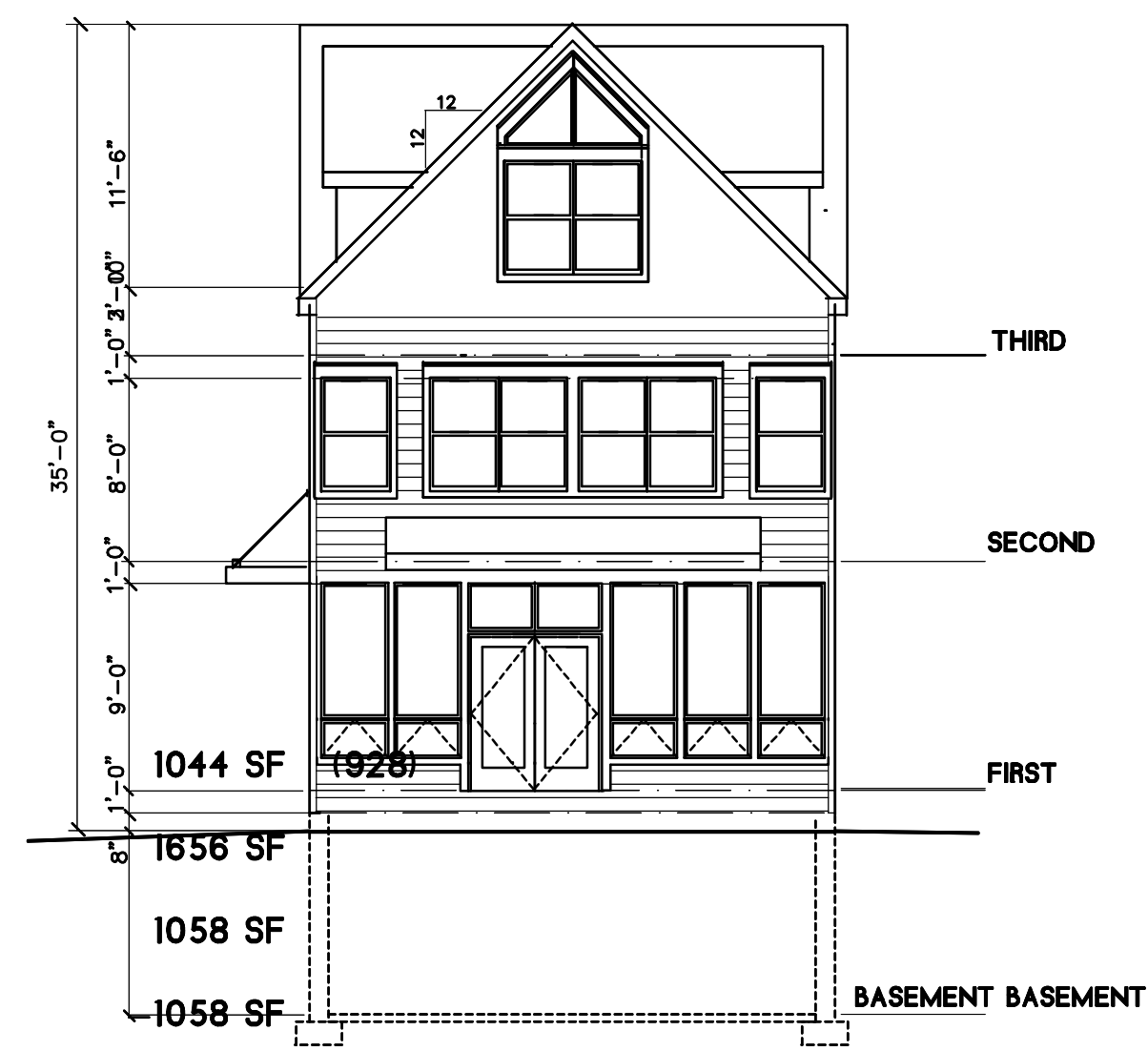
SOUTH ELEVATION

1/8" = 1'-0"



SECTION

1/8" = 1'-0"



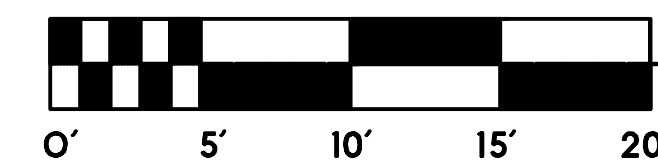
EAST ELEVATION

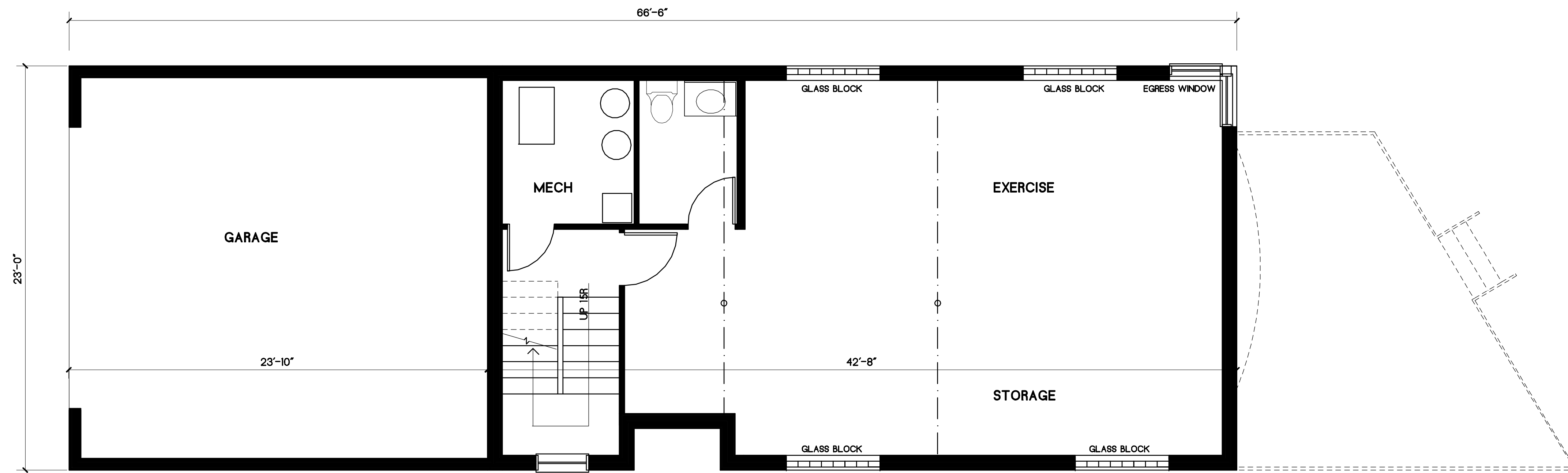
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

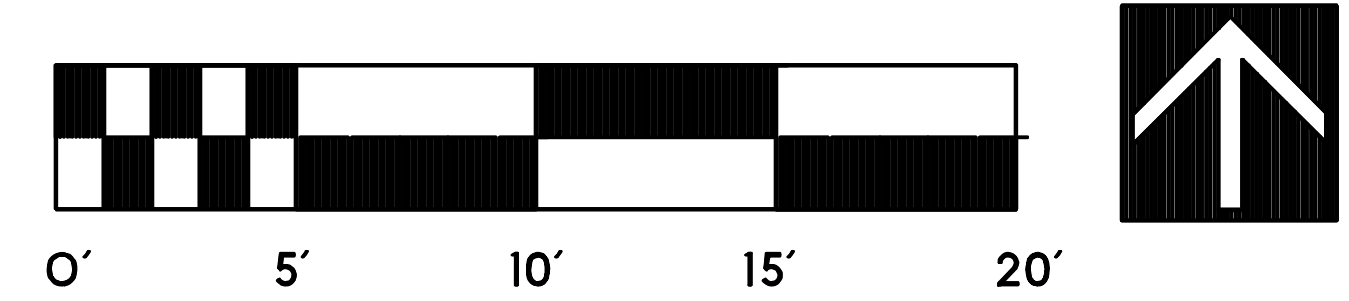




BASEMENT FLOOR PLAN

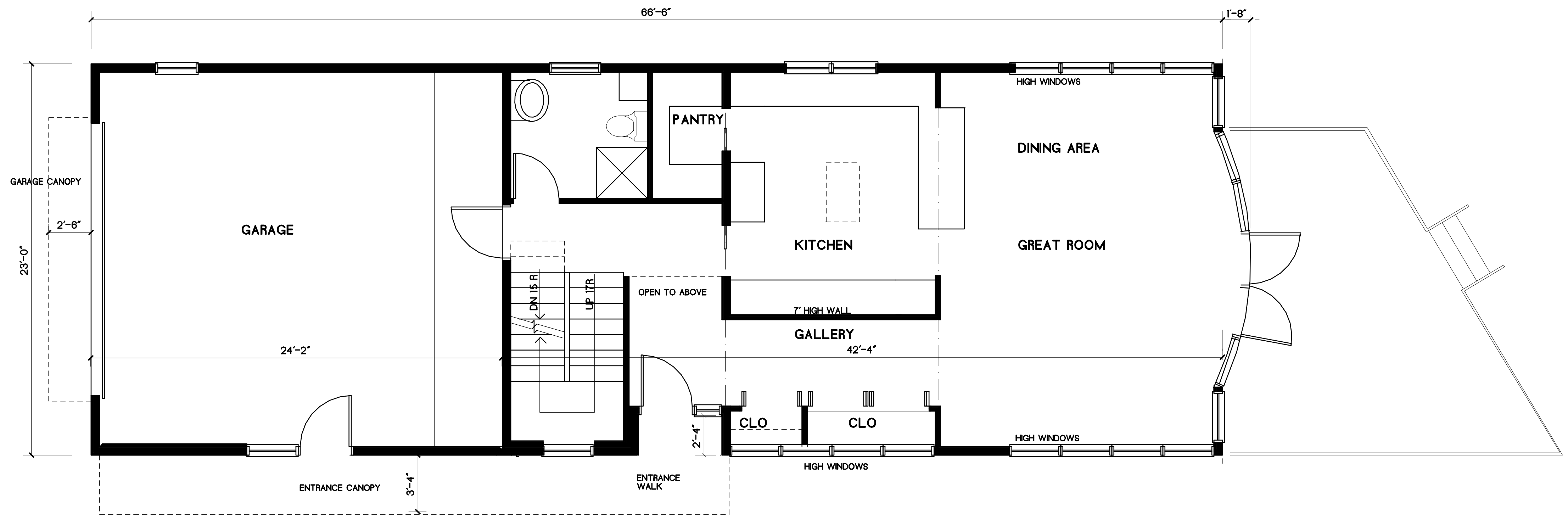
1/4" = 1'-0"

BASEMENT FLOOR AREA APPROX 966 SF
GARAGE FLOOR AREA APPROX 564 SF



LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN

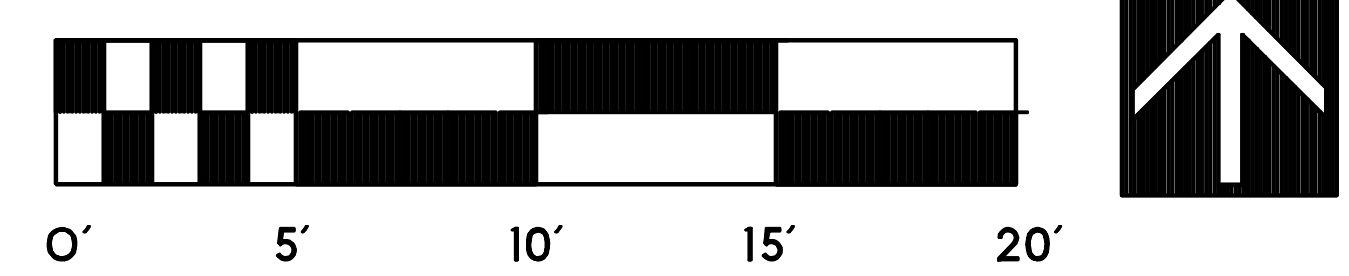
 **tim mrozowski, aia**
613 Grove Street, East Lansing, MI 48823
517-648-1470 tim.mrozowski@gmail.com



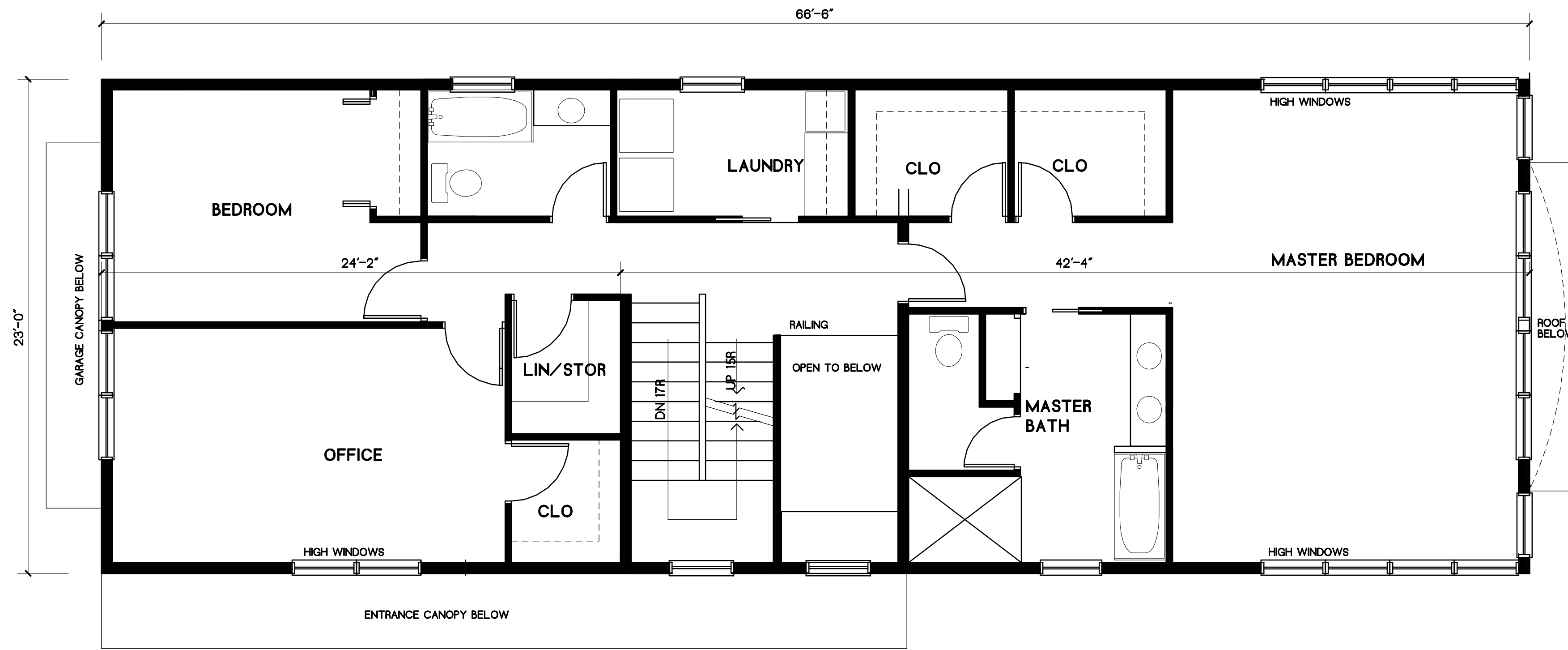
FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR AREA APPROX 966 SF
 GARAGE FLOOR AREA APPROX 564 SF



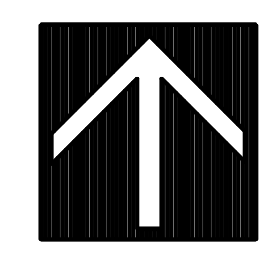
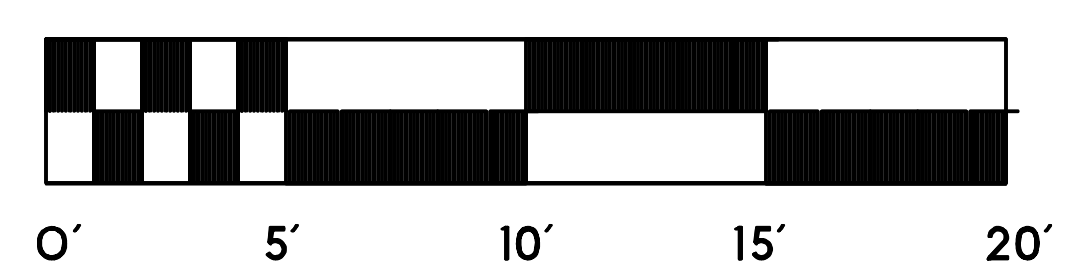
LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



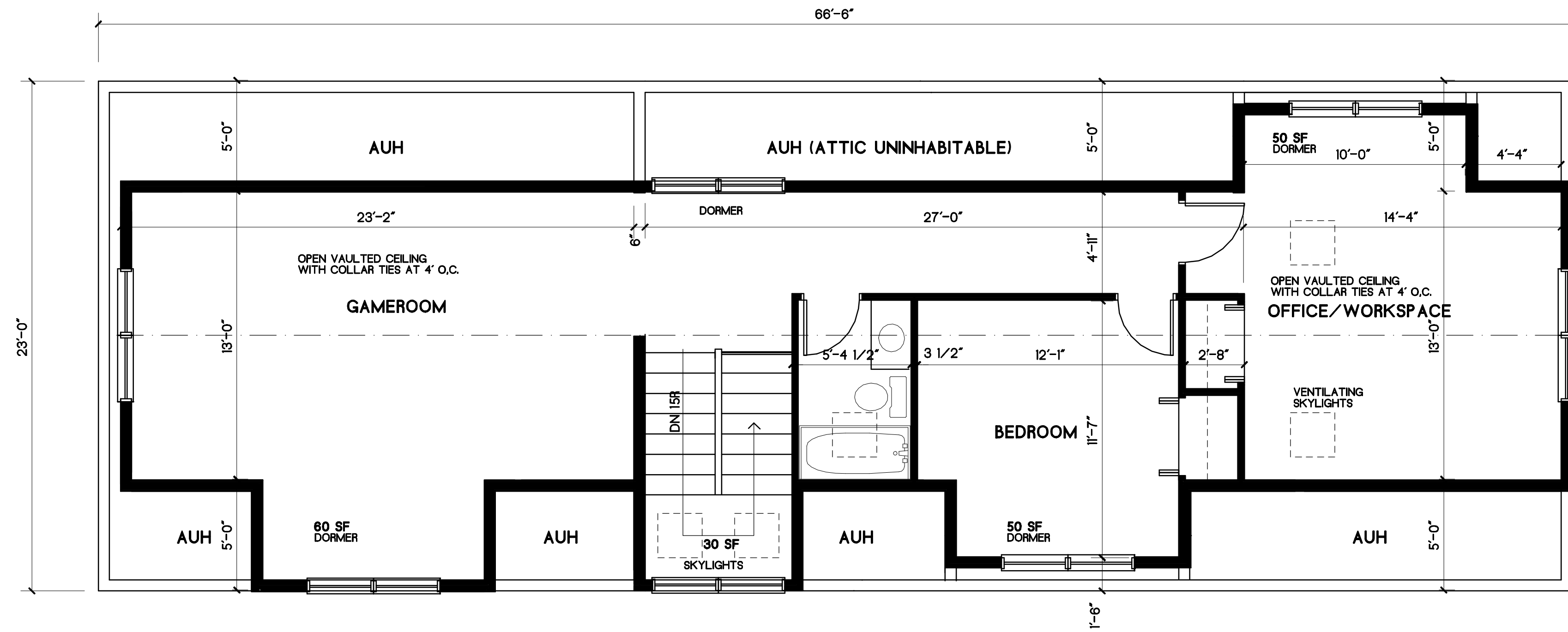
SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA APPROX 1530 SF



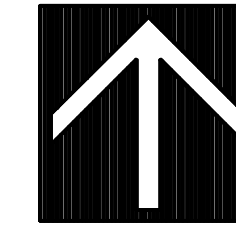
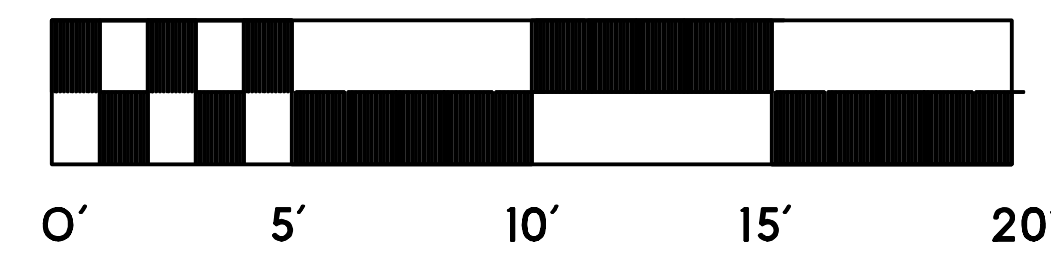
LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



THIRD FLOOR PLAN

1/4" = 1'-0"

THIRD FLOOR AREA APPROX 980 SF - 1018 SF MAX ALLOWED
ZONING LIMITS TO 2/3 OF FLOOR PLATE AS FINISHED SPACE



LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



Lake Lansing

N

0