



CITY OF EAST LANSING

The Home of Michigan State University

September 7, 2017

Michael Zydeck
50580 Top of Hill Court
Plymouth, MI 48170

RE: 444 Division Street – Variance Request

Dear Mr. Zydeck:

Please be advised that the East Lansing Zoning Board of Appeals, at its September 6, 2017 meeting, acted to partially grant your request for a variance from Section 50-816(3), rear yard coverage, and deny your request for a variance from Section 50-816(4), rear yard parking setback, of Chapter 50 - Zoning of the Code of the City of East Lansing for your property at 444 Division Street.

410 Abbot Road
East Lansing, MI 48823

(517) 337-1731
Fax (517) 337-1559
www.cityofeastlansing.com

The partially granted variance allows you to reconstruct the driveway according to the preexisting parking configuration shown on your survey dated June 6, 2017, with the allowance of an additional four feet by 20 feet to the west side of the parking area up to a maximum total rear yard coverage of 33.5 percent as shown on the enclosed plan. The variance was granted with the condition that 3.5 percent of the paved areas within the rear yard be constructed of pervious materials.

An approved variance remains valid for a period of one year from the date of approval. If the action authorized by the variance is not commenced within the one year period, the variance shall become null and void. Upon receiving written request submitted at least two weeks prior to the expiration deadline, the Zoning Board of Appeals may grant an extension for an additional period of up to one year.

Please consider your paving permit amended with this action. No further permit paperwork is necessary. You may commence construction at your convenience. Please be sure to call the Building Division at (517) 319-6871 to request a form inspection prior to installing pavement and a final inspection when complete.

If you have any questions or need additional information regarding the above, please do not hesitate to contact me at (517) 319-6861.

Sincerely,

CITY OF EAST LANSING

David E. Haywood, Secretary
East Lansing Zoning Board of Appeals

cc: Building Division

LOT SURVEY

For
 Mike Zydeck
 50580 Top of Hill Court
 Plymouth, MI 48170

Survey Address:
 444 Division Street
 East Lansing, MI 48823

Legal Description (as provided): The North 15 feet of Lot 35 and Lot 36 entire, Chase Subdivision of Part of Lot 78 College Grove, City of East Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 9 of Plats, Page 14, Ingham County Records.

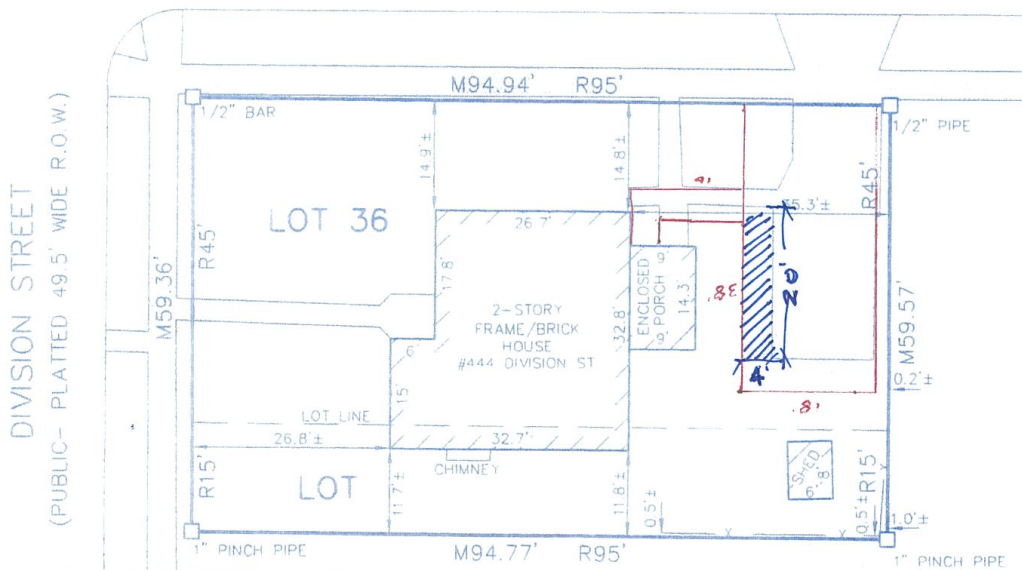
REVIEWED FOR CODE COMPLIANCE

APPROVED 6/30/17
 DATE



1" = 20'

ELIZABETH STREET
 (PUBLIC- PLATTED 49.5' WIDE R.O.W.)



RECEIVED 35

JUN 29 2017

**CITY OF EAST LANSING
 CODE ENFORCEMENT**

NOTES:
 1. EASEMENTS, IF ANY, NOT SHOWN

OVERALL PARCEL:
 5,640 SQ. FT. (±0.12 AC)
 AREA OF HARD SURFACE COVERAGE:
 1,844 SQ. FT. (±0.04 AC)
 PERCENT OF COVERAGE: 32.7%

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 Distance
- M = Measured Distance
- = Distance Not to Scale
- = Dead Line
- = Set 1/2" Bar with Cap
- = 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

Erick R. Friestrom *6/30/17*
 ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY SLH	SECTION 18, T4N, R1W
FIELD WORK BY AH	JOB NUMBER:
SHEET 1 OF 1	92090.LOT