



CITY OF EAST LANSING

The Home of Michigan State University

November 7, 2017

Bell's Pizza
C/O Habib Jarwan
1135 E. Grand River Ave.
East Lansing, MI 48823

RE: 1135 E. Grand River Ave. (Bell's Pizza's shed) – Notice of Violation

Dear Mr. Jarwan:

This letter is to inform you that the shed that is located near the rear of "Bell's Pizza", located at 1135 E. Grand River Ave., is a violation of the City of East Lansing Zoning Ordinance.

410 Abbott Road
East Lansing, MI 48823

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

The placement of sheds and storage buildings is not permitted in the B-2 (Retail Sales Business) and B-3 (City Center Commercial) zoning districts. Earlier this year, the Zoning Board of Appeals sent a recommendation to the Planning Commission that they introduce an ordinance to amend the code to allow sheds as an accessory use in the B-2 and B-3 districts. This recommendation was introduced to the community under Ordinance 1391. A motion to approve the ordinance failed in March 2017. Since your parcel is located in the B-2 zoning district your shed is not permitted and must be taken down.

Please be advised that replacing the shed with a permanent building addition to your existing structure will trigger a site plan review process.

To afford you enough time to address all planning and zoning issues that may come with the removal of this shed we are granting you a correction period of **one (1) year of the date of this notice**. If at the end of the one (1) year grace period the violation is not corrected then section 50-33(b) of the Zoning Code provides:

For any and every violation of the provisions of this chapter, the owner, agent, architect, builder, lessee, or tenant of the land or building or part thereof where violation has been committed or exists shall be guilty of a misdemeanor; and the owner, agent, architect, builder, or any person who commits, takes part, or assists in such violation of any of the provisions of this chapter, or any person who maintains any building or land in or on which such

violation exists, shall be guilty of a misdemeanor, and upon conviction thereof before any court of competent jurisdiction, shall be punished by a fine of not more than \$100.00 for each offense, or shall be punished by imprisonment in jail for a period not to exceed 90 days, or both such fine and imprisonment at the discretion of the court. In case the owner, lessee, or tenant is an unincorporated association or a nonprofit membership corporation, every member of such association or corporation shall be deemed guilty of a misdemeanor as herein provided and subject to the penalties herein specified. Each day that a violation is permitted to exist shall constitute a separate offense.

If you should you have any questions or need additional information regarding the above, please do not hesitate to contact our office at (517) 319-6828.

Respectfully,

CITY OF EAST LANSING



Jake Parcell
Community Development Analyst

cc: Building Division