

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS
CHARTER TOWNSHIP OF LYON
AUGUST 25, 2003
5:00 P.M.**

Notice is hereby given that the Charter Township of Lyon Zoning Board of Appeals will hold a public hearing at the Township Hall located at 58000 Grand River Ave., New Hudson, MI 48165. All interested parties are welcome to attend and present their comments at the meeting.

Written statements concerning these variance requests may be sent to the Township prior to the meeting.

1. Wood Wind Investment, L.L.C., 51490 Pontiac Trail, Wixom, MI. North side of Ten Mile Road, between Milford and Johns Road (Woodwind Planned Development). Applicant requests the following variances:

a. A variance is requested from footnote "f" in the Schedule of Regulations, Section 36.02, which requires a 25-foot vegetated setback and a 50-foot building and construction setback from the boundary of any Protected Wetland and from the high water mark of any Watercourse. The proposed building envelopes on the following proposed lots do not comply with the wetland setback requirements:

Lot Numbers	Proposed Wetland Setback (ft.)	Amount of Variance	
		Based on 25-foot requirement	Based on 50-foot requirement
West Portion			
Lot 46	10'	15'	40'
Lot 47	8'	17'	42'
Middle Portion			
Lot 34	17'	8'	33'
Lot 36	5'	20'	45'
Lot 37	10'	15'	40'
Lot 38	21'	4'	29'
Lot 43	37'	0	13'

Lot 45	24'	1'	26'
Lot 46	33'	0	17'
Lot 48	25'	0	25'
Lot 49	32'	0	18'
Lot 102	34'	0	16'
Lot 103	34'	0	16'
Lot 129	22'	3'	28'
Lot 130	23'	2'	27'
Lot 131	45'	0	5'
Lot 139	40'	0	10'
Lot 140	6'	19'	44'
East Portion			
Lot 28	31'	0	19'
Lot 31	15'	10'	35'
Lot 32	10'	15'	40'
Lot 33	31'	0	19'
Lot 54	15'	10'	35'

The following proposed multiple family building do not comply with the wetland setback requirements:

Building Numbers	Proposed Wetland Setback (ft.)	Amount of Variance	
		Based on 25-foot requirement	Based on 50-foot requirement
11	46'	0	4'
12	29' *	0	21'
13	32' *	0	18'
15	47' *	0	3'

16	10' *	15'	40'
17	12' *	13'	38'
18	20' *	5'	30'
19	20' *	5'	30'
20	12' *	13'	38'
21	18' *	7'	32'

* On those units marked with an asterisk a deck is proposed to encroach 10 feet further into the required setback.

b. b. A variance is requested from Section 15.09, sub-section B, which indicates that the maximum area of an entranceway structure is 60 sq.ft. The entranceway structure for Woodwind Village is proposed to be 70 sq.ft., requiring a 10 sq.ft. variance.

Pamela Johnson, Clerk
 Charter Township of Lyon

William Erwin, Chairman
 Zoning Board of Appeals

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