

**CHARTER TOWNSHIP OF LYON  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
July 20, 2009**

Approved: March 15, 2010 as written

**DATE:** July 20, 2009  
**TIME:** 7:30 p.m.  
**PLACE:** 58000 Grand River Avenue

Call to Order: Mr. Erwin called the meeting to order at 7:40 p.m.

**Present:** William Erwin  
Michael Hawkins  
John Hicks, Township Board Liaison

**Absent:** Tony Raney  
Mike Barber, Planning Commission Liaison

**Also Present:** Phillip Seymour, Township Attorney  
Al Hogan, Building Official

**Guests:** 2

**1. APPROVAL OF THE MINUTES**

**Mr. Hawkins made a motion to approve the April 20, 2009 minutes as submitted. Mr. Hicks supported the motion.**

<b>Voice Vote:</b>	<b>Ayes:</b>	<b>All</b>
	<b>Nays:</b>	<b>None</b>
	<b>Absent:</b>	<b>Barber, Raney</b>

**MOTION APPROVED**

**2. PUBLIC HEARINGS**

**A. Margaret Van Gorden, 59400 Nine Mile Road, South Lyon, MI 48178. Sidwell #21-29-451-026. Applicant requests a variance from Section 36.02. Schedule of**

**Regulations, to allow for a front yard setback of 52', as opposed to the required 75'.**

Representing: Margaret Van Gorden  
Marvin Van Gorden

Mr. Van Gorden explained that his wife's son is in the middle of a hardship, and they would like to buy his manufactured home and put it on their lot. The home that they currently occupy is not worth fixing. The new home would not meet the setback requirements. He explained that there is a sewer line on the side and by the garage that runs from the street to the pond, and he does not want to be any closer to the railroad tracks. He also explained that there is a pond located in the northeast corner.

Mr. Erwin suggested moving the garage in order to be able to place the home the other way. He explained that the ZBA does not like to grant variances if there is another way to locate it on the property.

Ms. Van Gorden stated that the garage was new with a store attached to the front of it and it's on cement slabs; she didn't know how they could move it.

Mr. Hogan explained that east of the garage, the land would be unbuildable.

Mr. Hawkins stated that it would be consistent with the adjacent neighbors and considering that the property to the east is low and the sewer is County owned, he would be in favor of the variance. Mr. Hicks agreed that he would support that, since it is not inconsistent with the existing conditions. The next door neighbor Ms. Rebecca Hall wrote a letter in support of the project dated June 14, 2009.

**Mr. Hawkins made a motion in regards to Margaret Van Gorden, 59400 Nine Mile Road, Sidwell #21-29-451-026. Applicant requested a 23' variance from a 75' front yard setback according to the Schedule of Regulations 36.02. Applicant has demonstrated based on review and consideration of the property, existing grades, existing County drain and it was consistent with the existing properties and homes along 9 Mile Road that they would be required to have a 23' variance. He made the recommendation to the Board that these were unique circumstances and he would recommend that the 23' variance be granted.**

**Voice Vote:**

**Ayes:**

**All**

**Nays:**           **None**  
**Absent:**       **Barber, Raney**

**3.       ADJOURNMENT**

Mr. Erwin adjourned the meeting at 8:09 p.m.

Respectfully Submitted,

Kellie Angelosanto  
Recording Secretary