

**Lyon Township
Zoning Board of Appeals
Agenda**

**Monday, September 17, 2012
7:30 p.m.**

Call to Order

Pledge of Allegiance

Roll Call: ___Erwin ___Hicks ___Raney ___Sellis ___Towne
___Barber (alternate) ___Fransway (alternate)

Approval of Minutes: May 21, 2012

Public Hearing:

1. **Douglas J. Cook, 9775 Cross Creek, South Lyon, MI 48178. Sidwell #21-08-300-014.**
Property located at 28060 Pontiac Trail. Applicant requests the following variances from the Zoning Ordinance:
 - Section 36.02, footnote r, requires a 40' setback adjacent to residential. Building B has a 15' setback. Therefore, a 25' setback variance is required.
 - Section 12.09-C requires a 31' wide driveway. The driveway is 22' in width. Therefore, a 9' variance is required.
 - Section 14.01-D-5 requires curbs or wheel stops at the edge of all paved areas. Wheel stops are proposed at the ends of 8 parking spaces only. Therefore, a variance from this section is required.
 - Section 19.02-E-4 requires that driveways serving commercial property be located at least 25' from property that is zoned or used for residential purposes. The driveway is located 6' from the property line of the property to the south, which is used for residential. Therefore, a 19' variance is required.
 - Section 14.01-B-1-b-i requires off-street parking in a commercial district to be set back a minimum of 20' from residentially zoned or used land. The existing parking is set back 13' on the south. Therefore, a 7' variance is required.

Adjournment

Note: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Secretary (248-437-2240) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.