

Charter Township of Lyon
Zoning Board of Appeals
Regular Meeting Minutes
June 17, 2013

Approved: July 15, 2013 (as written)

The meeting was called to order by Mr. Erwin at 7:30 p.m.

Roll Call: Bill Erwin, Chairman
John Hicks, Board Liaison
Deborah Sellis
Tony Raney, Vice-Chairman
Carl Towne, Planning Commission Liaison

Guests: 1

Also Present: Scott Baker, Township Attorney

APPROVAL OF MINUTES

1. Approval of the February 19, 2013 Meeting Minutes

**Motion by Hicks, second by Towne
To approve the February 19, 2013 meeting minutes as presented.**

**Voice Vote: Ayes: 4
Nays: None
Abstain: Raney**

MOTION APPROVED

PUBLIC HEARINGS

1. **Thelma Hamilton, 26485 Martindale Road, South Lyon, MI 48178. Sidwell #21-17-451-006 and #21-17-451-029. Application requests a variance from Section 36.02, footnote c., of the Zoning Ordinance to allow a lot combination that will result in a lot depth to width ratio of 6.3 to 1, as opposed to the required ratio of 4 to 1.**

Representing ZBA Case: Thelma Hamilton, Owner

Ms. Hamilton explained that she would like to combine her two parcels of land. Parcel 029 is landlocked. She explained that there were old houses in the back, and she purchased that land in order to get rid of the houses. She is being taxed on that land as

buildable property even though it's landlocked.

Mr. Towne stated if the parcels were combined, only a driveway would be allowed on that 75' stretch of property. Ms. Hamilton agreed.

Mr. Raney questioned why it is being taxed as buildable property even though it's landlocked. Mr. Baker explained that it is common ownership, and she would have to convey an easement across the property. Combining the lots would eliminate a land locked parcel.

There was brief discussion regarding the homes that were on the property and how that property was accessed since there was no driveway. Ms. Hamilton explained that a driveway was purchased to the north, but the owners never registered it.

Mr. Towne stated it has to be understood that if that property was sold, whoever bought that property would have to put in a driveway in order to get to the back.

Ms. Hamilton confirmed that Oakland County stated that her taxes would drop if the lots were combined. Ms. Hamilton stated she is being taxed on a parcel of land that she can't do anything with and is valued at \$19,000 when the house right next door sold two year ago for \$25,000.

Motion by Sellis, second by Towne

To approve a variance from Section 36.02 to allow a lot combination that will result in a lot depth to width ratio of 6.3 to 1 as opposed to the required ration of 4 to 1. A future easement will be involved if the property is ever built on. Primary reason is finding that the owner is being charged taxes on a property that is landlocked but considered buildable. The variance will allow property #21-17-451-006 to be combined with #21-17-451-029.

**Voice Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

ADJOURNMENT

Mr. Erwin adjourned the Zoning Board of Appeals meeting at 7:43 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary