

**Lyon Township
Zoning Board of Appeals
Agenda**

**Monday, May 19, 2014
7:30 p.m.**

Call to Order

Pledge of Allegiance

Roll Call: ___ Erwin ___ Hicks ___ Radke ___ Raney ___ Towne
___ Barber (alternate) ___ Fransway (alternate)

Approval of Minutes: [October 21, 2013](#)

Public Hearings:

1. [JZN Realty #2, LLC, 2662 Ogden Drive, West Bloomfield, MI 48323](#). **Property located at 57196 Ten Mile Road. Sidwell #21-21-400-055.** Applicant requests a variance from Section 16.08.C.1 of the Zoning Ordinance, which allows only one wall sign. One wall sign exists, and a second sign is being requested.
2. [Adam Heisel, 28440 Dixboro Road, South Lyon, MI 48178](#). **Sidwell #21-07-300-007.** Applicant requests a variance from Section 19.02.JJ.3.a.ii of the Zoning Ordinance, which requires roof-mounted solar energy systems to be located in the rear only.
3. [Hadley Home Builders Inc, PO Box 328, New Hudson, MI 48165](#). **Property located at 29631 Milford Road. Sidwell #21-04-477-010.** Applicant requests variances from the following sections of the Zoning Ordinance:
 - Section 41.303.A, which requires a maximum setback of 25' along Milford Road. A setback of 30' is proposed. Therefore, a 5' variance is being requested.
 - Section 41.303.A, which requires a maximum setback of 25' along New Hudson Drive West. A 57' setback is proposed. Therefore a 32' variance is being requested.
 - Section 41.303.B, which requires a minimum building frontage of 30% along New Hudson Drive West. The proposed building frontage is 14%. Therefore a variance of 16% is being requested.
 - Section 41.304.E.1, which requires premium grade vinyl having a thickness of .52 to .55 mils. Vinyl siding with a thickness of .46 mils is being proposed. Therefore, a variance of .06 mils is being requested.
 - Section 41.304.H.3.c, which requires gable roofs to have a roof pitch between 6:12 and 12:12. A variance is being requested to allow a roof pitch of 5:12.

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.