

**Lyon Township  
Zoning Board of Appeals  
Agenda**

**Monday, April 20, 2015  
7:00 p.m.**

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**Call to Order**

**Pledge of Allegiance**

**Roll Call:** \_\_\_ Erwin \_\_\_ Hicks \_\_\_ Radke \_\_\_ Raney \_\_\_ Towne  
\_\_\_ Barber (alternate) \_\_\_ Fransway (alternate)

**Approval of Minutes:** October 20, 2014

**Public Hearings:**

1. [Healy Homes, LLC, 3696 Sleeth Road, Commerce Township, MI 48382. Sidwell #21-21-301-024. Property located at 58780 Castle Court \(Lot 192 at the Carriage Club PD\).](#) Applicant requests a variance from Section 8.03-c of the Carriage Club Phase III Declaration of Covenants, Conditions, and Restrictions. The variance would allow for a 30' front setback, as opposed to the required 40' front setback. Therefore, a front setback variance of 10' is being requested.
  
2. [Ghassan Abdelnour, 24001 Orchard Lake Road, Suite 180, Farmington Hills, MI 48336. Sidwell #21-21-400-055. Property located at 57196 Ten Mile Road \(Lifetime Dental Group\).](#) Applicant requests the following variances:
  - A variance from Section 12.12-A-1-a of the Zoning Ordinance, which requires dumpsters to comply with the setback requirements for the district in which they are located. The required setbacks in the B-2 District are 20' for the side and 60' for the rear. The dumpster would have a side setback of 17' and a rear setback of 5.5'. Therefore, a side variance of 3' and a rear variance of 54.5' are being requested.
  
  - A variance from Section 36.02 of the Zoning Ordinance (Schedule of Regulations). The maximum lot coverage allowed in the B-2 District is 60%. The lot currently exceeds this amount, but a variance is only needed for the additional 3.5% of coverage that is being proposed by the addition of four parking spaces.
  
3. [Lightning Lawn and Landscape, 410 Pettibone, South Lyon, MI 48178. Sidwell #21-29-226-021. Property located at 23655 Griswold Road.](#) Applicant requests the following variances:
  - A variance from Section 12.16-C-1 of the Zoning Ordinance, which prohibits fences from extending toward the front of the lot beyond the principal structure.
  
  - A variance from Section 36.02 of the Zoning Ordinance (Schedule of Regulations). A minimum 30' side yard setback is required in the I-2 District. Applicant proposes a side yard setback of 15'. Therefore, a side yard setback variance of 15' is being requested.

**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.