

**Lyon Township
Zoning Board of Appeals
Agenda**

**Monday, August 17, 2015
7:00 p.m.**

Call to Order

Pledge of Allegiance

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

Approval of Minutes: June 15, 2015

Public Hearing:

1. **Shoppes of Lyon, LLC, 25900 West 11 Mile Road, Suite 250, Southfield, MI 48034. Sidwell #21-21-400-054. Property located at 57066 10 Mile Road.** Applicant requests a variance from Section 12.09, B of the Zoning Ordinance, which requires the front lot line of all lots shall abut onto a publicly dedicated road right-of-way or onto a private road approved and in place prior to December 9, 2009. A lot split is being requested, which would create a lot that does not meet that requirement.
2. **BBI Holdings, LLC, 5475 Settlers Pass, Kentwood, MI 49512. Sidwell #21-04-151-004. Property located at 58019 Grand River Avenue.** Applicant requests variances from the following sections of the Zoning Ordinance:
 - Section 19.02-O-7, which requires a minimum of 150 square feet of outdoor play area provided per child. Based on 164 children, the required amount would be 24,600 square feet. 15,300 square feet is proposed. Therefore, a variance of 9,300 square feet is being requested.
 - Section 36.02, Schedule of Regulations, footnote t, which requires a side yard setback of 40' in a commercial district if it is adjacent to a parcel used for residential purposes. A 27.6' setback is proposed on the east side. Therefore, a variance of 12.4' is being requested.
3. **JJS Holdings (Lightning Lawn & Landscape), 410 Pettibone, South Lyon, MI 48178. Sidwell #21-29-226-021. Property located at 23655 Griswold Road.** Applicant requests variances from the following sections of the Zoning Ordinance:
 - Section 12.16-C-1, which prohibits a fence from extending toward the front of the lot beyond the principal structure. Requesting a 54' variance on Griswold Court.
 - Section 12.16-C-1, which prohibits a fence from extending toward the front of the lot beyond the principal structure. Requesting a variance of 68' on Griswold Road.
 - Section 15.08-A-4-b, which prohibits a chain link fence being used for screening purposes. Requesting a variance to allow a chain link fence along Griswold Court.
 - Section 33.03-B-3, which prohibits outside storage within 75' of a residentially-zoned district. Requesting a 75' variance to allow existing landscape bin blocks to remain in place from the front of the principal structure and rearward.
 - Section 33.03-B-3, which prohibits outside storage closer to any road than the principal building on site. Applicant requests a 54' variance along Griswold Court.
 - Section 36.02, Schedule of Regulations, footnote u, item 2, which prohibits a building within 75' of a residential zone. Requesting a 60' variance to allow for a 15' setback.

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.