

**Lyon Township
Zoning Board of Appeals
Agenda**

**Monday, September 19, 2016
7:00 p.m.**

Call to Order

Pledge of Allegiance

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

Approval of Minutes: August 15, 2016

Public Hearings:

- 1. Excavation Engineering, Inc (Stone Depot), 23423 Griswold Road, South Lyon, MI 48178. Sidwell #21-29-226-013. Property located at 23401 Griswold Road.** Applicant requests a variance from Section 16.08-D-3 of the Zoning Ordinance, which requires freestanding signs to not be closer than 15' to the existing right-of-way line. A setback of 10' is being proposed. Therefore, a variance of 5' is being requested.
- 2. Dennis and Theresa Binkley, 59645 Homeport, South Lyon, MI 48178. Sidwell #21-17-201-028 and 21-17-201-029. Properties located at 59825 Homeport and 59645 Homeport.** Applicants request the following variances from the Zoning Ordinance:
 - A variance from Section 18.03-A-2, which requires a minimum 15' side yard setback. After the proposed split/combination, an existing accessory building would have a setback of 0'. Therefore, a variance of 15' is being requested.
 - A variance from Section 18.01-A, which requires a principal residence before having accessory structures. There are three existing accessory structures that would remain on a parcel without a principal residence after a proposed lot split/combination.
- 3. Ed Swadish (Huron Valley Guns, LLC), 143 S. Milford Road, Milford, MI 48381. Sidwell #21-03-352-006. Property located south of Grand River Ave., at the end of Helene Drive, and east of the Huron Valley Trail. Property is located in the Edge Subarea of the New Hudson Zoning District.** Applicant requests the following variances from the Zoning Ordinance:
 - A variance from Section 41.303(A), which calls for a maximum front yard setback of 25 feet. The proposed building would have a 65-ft. front yard setback. Therefore, a variance of 40 ft. is being requested.
 - A variance from Section 41.401(C), which indicates that parking is not allowed in the front yard. The site plan proposes parking in the front yard, between the building and the road right-of-way line, so a variance from Section 41.401(C) is required.
 - A variance from Section 12.09(B), which requires that the front lot line of all lots abut onto a publicly dedicated road right-of-way or onto a private road approved and in place prior to December 7, 2009. The subject parcel currently does not front have such frontage, so a variance from Section 12.09(B) is required, thereby allowing driveway access.

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.