

**Lyon Township
Zoning Board of Appeals
Agenda**

**Monday, May 15, 2017
7:00 p.m.**

Call to Order

Pledge of Allegiance

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

Approval of Minutes: April 17, 2017

PUBLIC HEARINGS:

1. **Lakeview Drive, LLC, 29665 WK Smith Drive, New Hudson, MI 48165. Sidwell #21-12-451-015.** Property located at the northeast corner of 12 Mile Road and Lakeview Drive (Unit 18, Quadrants Industrial Research Centre). Applicant requests the following variances from Section 36.02 (Schedule of Regulations) of the Zoning Ordinance (I-1, Light Industrial, District):
 - a. A variance of 40' to allow a 10' front yard parking setback on the south side of the building (50' minimum required)
 - b. A variance of 9' to allow a 1' side yard parking setback on the north side of the building (10' minimum required)
 - c. A variance of 22.5' to allow a 52.5' front yard setback on the south side of the building (75' minimum required)

2. **Kathleen Stempek, 25586 Johns Road, South Lyon, MI 48178. Sidwell #21-24-201-018.** Request also involves Sidwell #21-24-201-012 (25572 Johns Road). Applicant requests the following variances from Section 36.02 (Schedule of Regulations) of the Zoning Ordinance (R-1.0, Residential- Agricultural District):
 - a. A variance of 14.85' to allow a proposed lot width of 135.15' on Parcel -012 (150' minimum required)
 - b. A variance of 115' to allow a proposed lot width of 35' on Parcel -018 (150' minimum required)
 - c. A variance of 22,651.2 square feet (.52 acres) to allow a proposed lot area of 20,908.8 square feet (.48 acres) on Parcel -012 (43,560 square feet [1 acre] minimum required)

Applicant also requests the following variances from Section 12.09-B:

- d. A variance of 14.85' to allow a proposed road frontage of 135.15' on Parcel -012 (150' minimum required)
- e. A variance of 115' to allow a proposed road frontage of 35' on Parcel -018 (150' minimum required)

Adjournment

Note: Anyone planning to attend the meeting (located at 58000 Grand River Avenue, New Hudson, MI 48165) who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Department (248-437-2240) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.