

**CITY OF SOUTH LYON**  
**ZONING BOARD OF APPEALS**  
**December 15, 2016**  
**7:00 p.m.**

**Call to Order**  
**Pledge of Allegiance**  
**Roll Call**  
**Approval of the December 15, 2016 Agenda**  
**Approval of the October 20, 2016 Minutes**

**Public Hearings:**

1. **Applicant:** Paul Scott  
**Variance Request Address:** 301 Gibson St.  
**Parcel #:** 21-19-451-010  
**ZBA Case #:** 16-009  
**Request:** Article VII “Supplementary District Regulations”, Division 2 “Height, Bulk, Density and Area Limitation”, Sec 102-456 “Schedule Limiting height, bulk, density and area by zoning district”. *In Zoning District R1, Maximum percent of lot area covered by all buildings is 25%.*

The applicant is requesting a 7% lot coverage variance to replace an existing deck with a new deck in their backyard.

2. **Applicant:** Corry Bala  
**Variance Request Address:** 201 N. Lafayette St.  
**Parcel #:** 21-19-476-018  
**ZBA Case #:** 16-010  
**Request:** *Section 102-477 “Off Street Parking Space Layout, Standards, Construction and Maintenance”* of the Code of Ordinances where the total width of one tier of space plus maneuvering lane must be 40 feet.

The applicant currently has 38 feet and is seeking a 2 foot variance.

*Section 102-477(9), “Off Street Parking Space Layout, Standards, Construction and Maintenance”, of the ordinance, where “Except for single-family residential uses, the perimeter of all hard surfaced parking areas and landscaped islands shall be constructed of concrete curbing. In those instances where a parking area is nonconforming with respect to paving, the expansion of the use of land or structure shall require the paving of such parking area in conformity with this section...”*

The applicant is requesting the continued use of bumper blocks instead of curbing.

*Section 102-491(5)(a), “Plant materials and landscaping requirements”, of the ordinance, where “In all nonresidential districts trash receptacles shall be located at the rear of buildings and shall be screened with a constructed enclosure, earth berm or landscaping to effectively obscure the receptacle from abutting properties or public streets.”*

With a 4.5 foot high enclosure, the dumpster is not sufficiently screened from view. The applicant seeks a variance to allow the current fencing to stay.

*Section 102-491(4)(a), “Plant materials and landscaping requirements”, of the ordinance, where “Parking lots which are visible from a public right-of-way (excluding a public alley) shall have the following landscaping between the parking lot and the right-of-way: 1. A landscaped strip at least ten feet in width or wider as may be required in article VII, division 2, of this chapter. 2. One tree for every 40 feet or fraction thereof of street frontage of the parking lot.”*

The applicant is seeking a variance from the 10 foot width and landscaping requirements.

**Tabled Business:** None

**New Business:** None

**Old Business:** None

**Adjournment**