

CITY OF SOUTH LYON
ZONING BOARD OF APPEALS
August 16, 2012

CALL TO ORDER: 7:00 P.M.

ROLL CALL

APPROVAL OF MINUTES: July 19, 2012

OLD BUSINESS:

Applicant: Darin & Megan Dudek

Location: 1132 Polo Drive

Request: Variance to Section 102-456 of the City Code which requires a 40 foot rear yard setback in an R-2 zoning district. The applicant is seeking an 18 foot variance to the rear yard setback to construct a deck 22 feet from the lot line.

NEW BUSINESS:

Applicant: Pamella Mills

Location: 411 Dorothy

Request: Variance to Section 102-456 of the City Code which requires a 35 foot rear yard setback in an R-3 zoning district. The applicant is seeking a 25 foot variance to the rear yard setback to construct a garage 10 feet from the lot line. Also required is a total of two side yard setbacks to be 16 feet. The applicant is seeking a variance of 10 feet for a total of two side yard setbacks of 6 feet.

Applicant: Superb Fabricating

Location: 330 Reese Street

Request: Variance to Section 102-456 of the City Code which requires a 40 foot front yard setback in an I-1 zoning district. The applicant is seeking a 25 foot variance to the front yard setback (Note: this property has two front yards on both Donovan Street and Reese Street) to construct an addition to an existing industrial building 15 feet from the front lot line on Donovan Street.

Applicant: Sun Steel Treating, Inc.

Location: 550 N. Mill Street

Request: Variance to Section 102-457 (k) of the City Code which states the following: No building located on a parcel abutting a residential district shall exceed a maximum overall height of 25 feet measured from the building wall or walls facing the residential district. Building walls facing a residential district shall provide a yard setback at least equal to a ratio of five feet of horizontal setback for each foot of vertical height. The applicant is seeking a variance to the height requirement of 25 feet for an overall height of 29 feet. The applicant is also seeking a variance to the rear yard setback of 58 feet 6 inches.