

**CITY OF SOUTH LYON**  
**ZONING BOARD OF APPEALS**  
**February 25, 2016**  
**7:00 p.m.**

**Call to Order**

**Roll Call**

**Approval of the February 25, 2016 Agenda**

**Approval of the January 21, 2016 Minutes**

**Public Hearings**

1. **Applicant:** Charlie Moore, Chuck Moore's Commercial Sign Service, representing South Lyon Shopping Center

**Variance Request Address:** 600 N. Lafayette Street

**Parcel #** 21-20-301-018:

**Request:** Chapter 70 "Signs" Sec. 70-6(c)(1) "All temporary signs must comply with the sign and height standards as specified in the Sign Dimensional Standards and Regulations Table." A Sign Variance from **Sec. 70-6(c)1 Sign Dimensional Standards and Regulation Table** requiring that the maximum size per sign not exceed: 24 square feet face area, and a maximum height of six (6) feet.

*The applicant is proposing 64 square feet of sign face area, with a height of (8) feet.*

**Request:** A sign variance from **Sec. 70-5(f)2 General Standards for Permitted Signs: Sign Area** requiring when a sign has two (2) or more faces, the area of all faces shall be included in calculating the area of the sign except where two (2) such faces are placed back to back, only larger face shall be considered, provided that both faces are part of the same structure, contain the same message and are separated by no more than two (2) feet.

*The applicant is proposing a sign with two faces that are separated by five (5) feet 10 inches, measured from each sign's back outermost edge.*

2. **Applicant:** Tony Van Oyen Builder, Inc.

**Variance Request Address:** 203 University

**Parcel #** 21-30-431-003:

**Request: Section 102-155. Nonconforming Lots.** In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single family dwelling and customary accessory building may be erected on any single lot of record at the effective date of adoption or amendment of this chapter. This provision shall apply even though lot fails to meet the requirements for area, width, or both, that are generally applicable in the district, provided the yard dimensions and other requirements not involving area or width or both, of the lot shall conform to the regulations for the district in which such lot is located. Yard requirement variances may be obtained through the approval of the board of appeals. Section 102-456 Schedule limiting height, bulk, density, and area by zoning districts. R3 District requires a minimum side yard setback of at least six (6) feet on one side and a minimum of 16 feet total for two sides.

*The applicant is proposing to re-build a single family home on an existing non-conforming lot of record. The applicant is proposing a 5.9 side yard setback.*

**New Business:** None

**Old Business**

1. ZBA By-Laws

**Adjournment**