

ZBA FINAL DECISION FORM

LYON TOWNSHIP
7851 W. HIGGINS LAKE DRIVE
P.O. Box 48
HIGGINS LAKE, MICHIGAN 48627

LYON TOWNSHIP, ROSCOMMON COUNTY

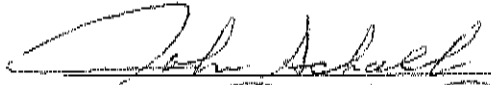
FINAL DECISION OF THE LYON TOWNSHIP ZONING BOARD OF APPEALS

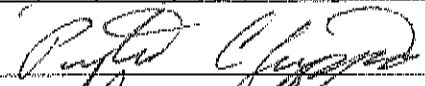
For an appeal by right of this decision to be timely, it must be made to the court of proper jurisdiction within 30 days of the date of this order.


- 1) Appeal Number 2024-1
- 2) Hearing Date 5/28/24
- 3) Applicant LINDA BREMER
- 4) Address P.O. Box 41
Higgins Lk, MI 48627
- 5) Phone 989-821-9285
- 6) Purpose of request (variance, interpretation of zoning map, administrative appeal, other - please specify Interpretation of Non-Conforming Use and Non-Conforming Lot of Record
ORD. # 1412, FOR PARCEL # 72-007-365-019-0000
- 7) ZBA Findings of Fact NON-PERMEABLE SURFACE COVERAGE
of House and Concrete Dr. Way and Garage Addition
Does Not Meet 50% of lot size. FRT, and side set backs
meet Bldg. Codes
- 8) ZBA Decision To Approve Land Use Permit # 2024-0008
Building Permit # PB24-0005 For
Parcel # 72-007-365-019-0000
- 9) Reasons for Decision Interpretation of ord. # 1412 determined
that said property parcel # 72-007-365-019-0000
fell with-in ord. # 1412 guidelines and prior
ZBA Determination. ZBA Appeal # 2021-4
11/20/21

- 10) Vote of ZBA Members (yes) (no) _____
(yes) (no) _____
(yes) (no) _____

11) Signature(s) of the ZBA Chairman or all of the ZBA Members



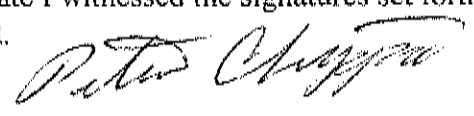




12) Give a signed copy to: the property owner, the Zoning Administrator, and the ZBA file.

CERTIFICATE

I, PETER CHAPPO Secretary of the Lyon Township Board of Appeals, certify that on this date I witnessed the signatures set forth above and attest to the accuracy of this report.

 5/28/24

ZBA received several responses from concerned residents of the surrounding area.

ZBA reviewed all letters and e-mails and took into consideration all comments made. 12 - IN FAVOR
14 - opposed

Comments from those attending were on same concerns as letters and e-mails

sq. FT. coverage
FRT. and side set backs
Line of sight or corner
Height of new garage addition
Nap - confirming - use
Nap - confirming lot of record



Lyon Township
 PO Box 48
 Higgins Lake, MI 48627
 (989) 821-9694 Ext. 201



Interpretation Hearing

~~VARIANCE HEARING~~

DATE 5/28/24 PARCEL # 72-007-365-019-0000
 APPLICANT ~~TOWNER~~ Linda Bremer LOCATION 905 5th-0-90T
 LAND USE PLU 24-000B FOR Interpretation of ORD. #1412 DENIED - - -

SECTION 1504-4: The Board of Appeals in conformity with Ordinance 55 Act 110 of 2006 shall act upon... issuance of a variance.

SECTION 1506 PROCEDURE... A VARIANCE REQUEST:

1. An appeal from any ruling... may be requested.
 Procedure appealed 4/15/24
2. An application for a variance authorized by this Ordinance may be requested...
 A variance is requested for Interpretation of ord. 1412 #
non-conforming use, non conforming lot of Record
3. Fee required prior to hearing. Fee \$ 400.00 paid 4/16/24. Application and the zoning administrator papers supplied 5/16/24
4. The properly filed application or appeal... has been placed upon the calendar for the hearing and cause notices stating the time, place and object of the hearing... Placed on 5/9/24
5. At any public hearing, the Board may adjourn...

SECTION 1507 DECISION: The Board shall decide all applications within 30 days after the final hearing.
 A copy of the Board's decision sent to the applicant and the zoning administrator.

Date application APPROVED 5/28/24 DENIED - - -
 Copy sent to applicant on 6/3/24 Copy sent to zoning administrator 6/3/24