

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

******* A G E N D A *******

MONDAY, SEPTEMBER 28, 2020

Orion Township Community Center, located at 1335 Joslyn Rd, Lake Orion, MI 48360.

NOTE: Due to ongoing health concerns arising out of COVID-19 and the possible extension of the Governor's Executive Order 2020-129 or issuance of new Order(s), the Township may need to hold the public meeting via a video conference using GoToMeeting - Access code 914-793-997 or VIA TELEPHONE 1-(872) 240-3412 Access Code 914-793-997.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 9-14-2020, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2020-23, Michael Chisholm, 4025 Waldon, 09-30-200-001

The petitioner is requesting 3 variances from Zoning Ordinance #78

Article XXVII, Section 27.02 – Lot size over 2.5 acres

1. A 4,520-sq. ft. variance above the allowed 1,400-sq. ft. Maximum Floor Area of all Detached Accessory Buildings, to build a 5,920-sq. ft. pole barn.
2. A 4,881-sq. ft. variance above the allowed 1,900-sq. ft. Maximum Floor Area of all Accessory Buildings, to build a 5,920- sq. ft. pole barn in addition to an existing 861-sq. ft. attached garage.

Article XXVII, Section 27.02(A)(5)

3. A 3-ft variance above the 17-ft. mid-point measurement of the principal structure, to build a pole barn that measures 20-ft. to its mid-point.

B. AB-2020-24, Justin Brantley, 2191 Pondview Ct., 09-04-126-022

The petitioner is requesting 3 variances from Zoning Ordinance #78

Article V, Section 5.04, Zoned SE

1. A 18-ft. side yard setback variance from the required 20-ft to build a detached garage 2-ft. from the property line (west)

Article XXVII, Section 27.02 – Lot size 1 to 2.5 acres

2. A 942-sq. ft. variance above the allowed 1,000-sq. ft. Maximum Floor Area of all Detached Accessory Buildings, to build a 720-sq. ft. detached garage in addition to an existing 1,222-sq. ft. above ground pool with above ground decks.
3. A 1,106-sq. ft. variance above the allowed 1,500-sq. ft. Maximum Floor Area of all Accessory Buildings, to build a 720- sq. ft. detached garage in addition to an existing 664-sq. ft. attached garage and a 1,222-sq. ft. above ground pool with above ground decks.

C. **AB-2020-25, Steve Schneider, 957 Pine Tree W., 09-10-202-005**

The petitioner is requesting 6 variances from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-3

- 1. A 4-ft. front yard setback variance from the required 30-ft. to build a garage 26-ft. from Pine Tree Road W.
- 2. A 21-ft. rear yard setback variance from the required 35-ft. to build a house 14-ft. from the rear property line (lake side).
- 3. A 13.88% lot coverage variance above the allowed 25% for a total lot coverage of 38.88%.

Article XXVII, Section 27.03 (C)(3)(b)

- 4. A 20-ft. rear yard setback variance from the required 20-ft. to build a deck 0-ft. from the rear property line.

Article XXVII, Section 27.02(A)(4)

- 5. A 10-ft. rear yard setback variance from the required 10-ft. for an inground pool to be 0-ft. from the rear property line.

Article XXVII, Section 27.17 (B)

- 6. A 2-ft. wetland setback variance from the required 25-ft for an inground pool to be 23-ft from a wetland.

D. **AB-2020-26, Valley City Sign/Tommy's Car Wash Signage, 851 Brown Road (09-33-351-020), 861 Brown Road (09-33-351-021) & 871 Brown Road (09-33-376-010)**

The petitioner is requesting 4 variances from Sign Ordinance #153

Section 7, Non-Residential Wall & Ground Signs - Zoned BIZ

- 1. A variance to allow 1 additional wall sign to install a total of 2 wall signs.
- 2. A 1-sq. ft. size variance above the allowed 50-sq. ft. to erect a 51-sq. ft. ground sign.
- 3. A 8.90% EMC size variance above the allowed 30% of sign area to allow for a 38.9% EMC sign area.
- 4. A 12-ft. road right-of-way setback variance from the required 30-ft to erect a ground sign 18-ft. from the road right-of-way.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

A. Date Certain Memo

8. COMMITTEE REPORTS

9. MEMBER COMMENTS

10. ADJOURNMENT

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In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.
