

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

MONDAY, MARCH 22, 2021 – 7:00pm

The Charter Township of Orion Zoning Board of Appeals meeting will be held by **VIDEO CONFERENCE ONLY** via the GoToMeeting application, access code: 914-793-997. You may also phone into the video conference by dialing 1-(872) 240-3412 and entering the access code: 914-793-997. (The meeting is being conducted via video/telephone conference due to health concerns arising out of COVID-19 and the need to comply with Covid related orders or regulations).

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 2-22-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

A. Memo from Lynn Harrison, Planning & Zoning Coordinator

5. ZBA BUSINESS

A. AB-2021-01, Anton Rozhanskiy, 1500 W. Silverbell, 09-27-301-018 & 09-27-301-019 (parcel directly east of 09-27-301-018) - postponed from 2/17/2021 ZBA meeting

The petitioner is requesting 2 variances from Zoning Ordinance #78 – Zoned SE

Article XXVII, Section 27.02 – Lot size over 2.5 acres

1. A 1,525-sq. ft. variance above the allowed 1,400-sq. ft. Maximum Floor Area of all Detached Accessory Buildings, to build a 2,925-sq. ft. pole barn.
2. A 2,013-sq. ft. variance above the allowed 1,900-sq. ft. Maximum Floor Area of all Accessory Buildings to build a 2,925-sq. ft. pole barn in addition to a 988-sq. ft. attached garage, for a Total Maximum Floor Area of all Accessory Buildings of 3,913-sq. ft.

B. AB-2021-02, Kristin Berry, 537 Shady Oaks, 09-10-254-027

The petitioner is requesting 10 variances from Zoning Ordinance #78 – Zoned R-3

Article XXVII, Section 27.01 (C)(1)(a):

1. A 10-ft. lot width variance from the required minimum 50-ft. lot width

Article VI, Section 6.04, Zoned R-3

2. A 30-ft. front yard setback variance from the required 30-ft. for a carport to be reduced from being outside the front property line to being inside the property 0-ft. from the front property line along Shady Oaks.
3. A 7.4 side yard setback variance from the required 10-ft. for a carport to be 2.6-ft. from the side property line (north),
4. A 13-ft. front yard setback variance from the required 30-ft. to build an entryway addition to an existing house 17-ft. from the front property line (Shady Oaks).
5. A 2.6-ft. side yard setback variance from the required 10-ft. to build an entryway addition to an existing house 7.4-ft. from the side property line (south).
6. A 4.2-ft. side yard setback variance from the required 10-ft. to add an addition 5.8-ft. from the side property line (south)

7. A 2.2-ft. side yard setback variance from the required 10-ft. to add an addition 7.8-ft. from the side property line (north).
8. A 4.9- ft. side yard setback variance from the required 10-ft. to build a deck with stairs 5.1- ft. from the side property line (south).
9. A 1.75- ft. side yard setback variance from the required 10-ft. to build a deck with stairs 8.25- ft. from the side property line (north)
10. A 11.26% lot coverage variance above the allowed 25% for a total lot coverage of 36.26%.

C. AB-2021-03, Justin Brantley, 2191 Pondview, 09-04-126-022

The petitioner is requesting 3 variances from Zoning Ordinance #78

Article V, Section 5.04, Zoned SE

1. A 10-ft. side yard setback variance from the required 10-ft. to build a pole barn 10-ft. from the side property line (west)

Article XXVII, Section 27.02 Lot size 1 to 2 Acres

2. A 773-sq. ft. variance above the allowed 1,000-sq. ft. Maximum Floor Area of all Detached Accessory Buildings, to build a 1,200-sq. ft. pole barn in addition to a 573-sq. ft. above ground swimming pool.
3. A 937-sq. ft. variance above the allowed 1,500-sq. ft. Maximum Floor Area of All Accessory Buildings to build a 1,200-sq. ft. pole barn in addition to a 664-sq. ft. attached garage and a 573-sq. ft. above ground swimming pool for a Total Maximum Floor Area of All Accessory Buildings of 2,437-sq. ft.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

A. Date Certain Memo

8. COMMITTEE REPORTS

10. MEMBER COMMENTS

11. ADJOURNMENT

 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.
