

# CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

## \*\*\*\*\* A G E N D A \*\*\*\*\*

MONDAY, MAY 10, 2021 – 7:00pm

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

The Charter Township of Orion Zoning Board of Appeals meeting will be held in-person at the above address. Due to ongoing health concerns arising out of COVID-19 and the possible need to comply with Covid related orders or regulations, pursuant to Public Act 228 of 2020, the Township may need to hold and reserves the right to convert the in-person public meeting to a video conference as explained below. All persons wishing to attend the meeting should plan on doing so in-person, but should monitor the Township's website at [oriontownship.org](http://oriontownship.org) or contact the Township Planning & Zoning Department to obtain updates on the meeting status and whether in-person and/or video conferencing will be permitted.

The following is information IF the meeting is conducted via video conference - GoToMeeting - Access code 914-793-997 or VIA TELEPHONE 1-(872) 240-3412 Access Code 914-793-997.

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### **1. OPEN MEETING**

### **2. ROLL CALL**

### **3. MINUTES**

A. 4-26-2021, ZBA Regular Meeting Minutes

### **4. AGENDA REVIEW AND APPROVAL**

### **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 3/22/2021 ZBA meeting**

Petitioner withdrew request on 4/22/2021

#### **B. AB-2021-13, Stephanie Swearingen, 1125 Elkhorn Lake Road, 09-10-329-006**

The petitioner is requesting 1 variance from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-3

1. A 5-ft. side yard setback variance from the required 10-ft. to build a home addition above an existing attached garage 5-ft from the property line (south).

#### **C. AB-2021-14, Aaron Clark, Parcel on the Northwest Corner of Dollar Bay Drive & Shady Oaks Street, 09-10-204-016**

The petitioner is seeking 1 variance from Zoning Ordinance #78, Zoned R-3

Article VI, Section 6.04, Zoned R-3 & Article XXVII, Section 27.02 (A)(3)

1. A 17.1-ft. front yard setback variance from the required 30-ft. to build a house with an attached garage 12.9-ft. from the property line along Shady Oaks (east).

#### **D. AB-2021-15, MacLeish Building Inc., Vacant Property North of unit 32 Burniah Ln., sidwell numbers 09-04-402-033 & 034**

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 9.39-ft. side yard setback variance from the required 30-ft. to construct a 2- unit condominium 20.61-ft from the adjacent condominium unit (south).
2. A 9-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21-ft from an adjacent condominium unit (north).
3. A 1-ft. rear yard setback variance from the required 30-ft. to construct unit 33, 29-ft from the rear property line
4. A 1.5-ft. rear yard setback variance from the required 30-ft. to construct unit 34, 28.5-ft. from the rear property line.

**E. AB-2021-16, MacLeish Building Inc., Vacant Property 2 Parcels North of unit 32 Burniah Ln., sidwell numbers 09-04-402-035 & 036**

The petitioner is seeking 3 variances from Zoning Ordinance #78

1. A 9-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21-ft from an adjacent condominium unit (south).
2. A 10.26-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 19.74-ft from an adjacent condominium unit (north).
3. A .5-ft. rear yard setback variance from the required 30-ft. to construct unit 36, 29.5-ft. from the rear property line.

**F. AB-2021-17, MacLeish Building Inc., Vacant Property South of unit 39 Burniah Ln., sidwell numbers 09-04-402-037 & 038**

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 10.26-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 19.74-ft from an adjacent condominium unit (south).
2. An 8.66-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21.34-ft from an adjacent condominium unit (north).
3. An 8.5-ft. rear yard setback variance from the required 30-ft. to construct unit 38, 21.5-ft. from the rear property line.
4. A .5-ft. rear yard setback variance from the required 30-ft. to construct unit 37, 29.5-ft from the rear property line.

**G. AB-2021-18, MacLeish Building Inc., Vacant Property North of unit 40 Burniah Ln., sidwell numbers 09-04-402-041 & 042**

The petitioner is seeking 2 variances from Zoning Ordinance #78

1. A 2.5-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 27.5-ft from an adjacent condominium unit (south).
2. A 2.6-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 27.4-ft from an adjacent condominium unit (north).

**H. AB-2021-19, MacLeish Building Inc., Vacant Property North of unit 46 Burniah Ln., sidwell numbers 09-04-402-047 & 048**

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 9.85-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 20.15-ft from an adjacent condominium unit (south).
2. An 8.35-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21.65-ft from an adjacent condominium unit (north).
3. A 10-ft. rear yard setback variance from the required 30-ft. to construct unit 48, 20-ft. from the rear property line.
4. A 17.5-ft. rear yard setback variance from the required 30-ft. to construct unit 47, 12.5-ft. from the rear property line.

**I. AB-2021-20, Michael Schwarzenberger, 400 Gan Eden Dr., 09-02-226-013**

The petitioner is seeking 3 variances from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-1

1. A .6-ft side yard setback variance from the required 10-ft. for an existing detached shed to be 9.4-ft from the property line to the east.
2. A 3-ft. side yard setback variance from the required 10-ft. for an existing deck to be 7-ft. from the property line to the east.

Article XXVII, Section 27.02 (A)(8)

3. A 572-sq. ft. variance above the allowed 1,500-sq. ft. Maximum Floor Area of All Accessory Buildings to build a 1,730-sq. ft. attached garage and a 342-sq. ft. existing detached shed.

**J. AB-2021-21, Keith Aldridge, Yates Cider Mill, 2375 Joslyn Ct., 09-21-251-004**

The petitioner is seeking 2 variances from Zoning Ordinance #78 Zoned SP-1

Article XXI, Section 21.05

1. A 31.23-ft. rear yard setback variance from the required 40-ft. for a building to be 8.77-ft. from the rear property line (north).
2. A 7.82-ft. side yard setback variance from the required 20-ft. for a building to be 12.18-ft. from a side property line (east).

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS**

- A. Date Certain Memo

**8. COMMITTEE REPORTS**

**10. MEMBER COMMENTS**

**11. 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.  
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