CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS
* * * * * A G E N D A * * * * *
REGULAR MEETING - MONDAY, AUGUST 9, 2021 – 7:00pm
ORION TOWNSHIP COMMUNITY CENTER, LOCATED AT 1335 JOSLYN RD, LAKE ORION, MI 48360.

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1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 7-26-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2021-38, Kyle Loveday, 820 Merritt Ave., 09-10-429-037

The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 10-ft. rear yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the rear property line.

2. An 8-ft. side yard setback variance from the required 8-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line (south).

3. An 8-ft. side yard setback variance from the required 8-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line (north).

B. AB-2021-39, Julia Klee, 890 Buckhorn Dr., 09-11-454-007

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04

1. An 18-ft. front yard setback variance from the required 30-ft. to erect a 6-ft. privacy fence 12-ft from the front property line (Buckhorn Dr.).

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line (south).

C. AB-2021-36, Lawrence J. Sak, 980 Indianwood Road, 09-03-251-001 (postponed from the 7/12/2021 ZBA Meeting)

The petitioner is requesting 1 variance from Zoning Ordinance #78 -Zoned R-1

Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size 1 to 2.5 acres

1. A 461.46 sq. ft. variance above the allowed 1,000 sq. ft. Maximum Floor Area of All Detached Accessory Buildings to build a 720 sq. ft. pole barn in addition to an existing 741.46 sq. ft. detached garage for a total of 1,461.46 sq. ft. Maximum Floor Area of All Detached Accessory Buildings.

D. **AB-2021-41, Orion Storage, 1761 W. Clarkston Rd., 09-16-226-001, & .648 acres of 09-16-200-002** (postponed from the 7/12/2021 ZBA meeting)

The petitioner is seeking 8 variances from Zoning Ordinance #78 – Zoned LI

Article XVI, Section 16.04 – Area and Bulk Requirements

1. A 20-ft. side yard setback variance, from the required 25-ft., for a building to be 5-ft. from the property line (east).

2. A 12.52-ft. side yard setback variance, from the required 25-ft., for a building to be 12.48-ft. from the property line (west).

3. A 7.2% lot coverage variance, above the allowed 30%, for a total lot coverage of 37.20%.

Article XVI, Section 16.03(C)(3)

4. A 15-ft. off-street parking setback variance, from the required 20-ft., for parking to be 5-ft. from the property line (east).

Article XVI, Section 16.03(D)(2)

5. A 39-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 11-ft. (south).

6. A 37.52-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 12.48-ft. (west).

7. Interpretation of Zoning Ordinance #78, Section 16.03(D)(2), what width of greenbelt applies when adjacent to REC-2, if any?

8. A 45-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 5-ft. from a recreational use (east).

E. **AB-2021-46, Diane & James Zawal, 733 Buckhorn, 09-11-456-019**

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

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence on the side property line (north).

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

9. MEMBER COMMENTS

10. ADJOURNMENT