

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING - MONDAY, SEPTEMBER 27, 2021 – 7:00pm

ORION TOWNSHIP COMMUNITY CENTER, LOCATED AT 1335 JOSLYN RD, LAKE ORION, MI 48360.

1. OPEN MEETING

2. ROLL CALL/PLEDGE OF ALLEGIANCE

3. MINUTES

A. 9-13-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. 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).

B. AB-2021-54, Bruce Albert, 900 Walnut St., 09-10-380-014

The petitioner is seeking 6 variances from Zoning Ordinance #78 – Zoned R-3

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

1. A 20-ft. front yard setback variance from the required 30-ft. to erect a 6-ft. fence 10-ft. from the front property line on the southeast side (road side).
2. A 20-ft. front yard setback variance from the required 30-ft. to erect a 6-ft. fence 10-ft. from the front property line on the northwest side (road side).
3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. fence 0-ft. from the side property line (southeast).
4. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. fence 0-ft. from the side property line (northwest).

Article XXVII, Section 27.17 (B)

5. A 20-ft. wetland setback variance from the required 25-ft. to erect a 6-ft. fence 5-ft. from a wetland (southeast).
6. A 20-ft. wetland setback variance from the required 25-ft. to erect a 6-ft. fence 5-ft. from a wetland (northwest side).

6. PUBLIC COMMENTS

7. COMMUNICATIONS

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.
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