

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING - MONDAY, NOVEMBER 22, 2021 – 7:00pm

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

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 10-25-2021, ZBA Regular Meeting Minutes

B. 10-11-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2021-60, Fastsigns of Birmingham (Silver Spruce wall signs), 3901 S. Lapeer Road, 09-26-452-017

The petitioner is seeking 1 variance from Sign Ordinance #153 – Zoned PUD

Section 7, Non-Residential Wall Signs

1. A variance for 4 additional wall signs for a total of 5 wall signs totaling 98.23-sq. ft.

B. AB-2021-55, Tim Petersen, Vacant Parcel, #09-20-256-012, East of 2585 Browning
(postponed from 10/11/2021 Meeting)

The petitioner is seeking 3 variances from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-2

1. A 9.73-ft front yard setback variance from the required 35-ft. to build a house 25.27-ft. from the front property line.
2. A 12.85-ft. rear yard setback variance from the required 35-ft. to build a house 22.15-ft. from the rear property line.
Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acres
3. A 1,146-sq. ft. variance from the allowed 1,150-sq. ft. total maximum floor area of all accessory buildings to construct a 1,484-sq. ft. attached garage and an 812-sq. ft. attached accessory building for a total of 2,296-sq. ft. total maximum floor area of all accessory buildings.

C. AB-2021-61, Tyler Downie, 4745 Jamm Rd., 09-33-426-017

The petitioner is seeking 2 variances 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. for a 6-ft. privacy fence to be 0-ft. from the side property line (south).
2. 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.

D. AB-2021-62, Brian Luck, 190 Eastview St., 09-12-201-028

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

Article XXVII, Section 27.02(A)(8) – Lot Size 1 to 2.5 Acres

1. A 440-sq. ft. variance above the allowed 1,000-sq. ft. maximum floor area of all detached accessory buildings to build a 1,440-sq. ft. detached garage.
2. A 576-sq. ft. variance above the allowed 1,500-sq. ft. maximum floor area of all accessory buildings to build a 1,440-sq. ft. detached garage in addition to an existing 636-sq. ft. attached garage.

E. AB-2021-57, James Garris, 215 N. Conklin Road, 09-01-403-014

(postponed from 10/25/2021 Meeting)

The petitioner is seeking 2 variances from Zoning Ordinance #78

Article VI, Section 6.02(N)(3), Zoned R-3

1. A 27-ft. front yard setback variance from the required 40-ft. to install an inground pool 13-ft. from the front property line along De Goff Ct.
2. A 21.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 18.5-ft. from the front property line along Orion Ter.

6. PUBLIC COMMENTS

A. 2021 Meeting Dates

B. Memo Regarding Meeting Procedure

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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