

**CHARTER TOWNSHIP OF ORION  
CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA  
MONDAY, DECEMBER 13, 2021 – 7:00 PM  
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM  
2323 JOSLYN RD.  
LAKE ORION, MICHIGAN 48360**

---

**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

- A. 11-22-2021, ZBA Regular Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2021-63, Lifted Industrial Partners, 4611 Liberty Drive, 09-34-300-018**

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned IP

Article XVIII, Section 18.04

1. A 22.5-ft. rear yard setback variance from the required 50-ft. for a structure (CO2 tank and shroud) to be 27.5-ft. from the rear property line.

**B. AB-2021-64, Kevin Dougherty (Storage Sense wall sign), 100 Premier Dr., 09-35-452-001**

The petitioner is seeking 1 variance from Sign Ordinance #153

Non-Residential Wall Signs – Zoned IP

1. A variance to allow 1 additional wall sign in addition to the 1 allowed for a total of 2 wall signs totaling 94.92-sq. ft.

**C. AB-2021-65, Shane Richardson, Vacant Parcel located directly behind 2701 Judah Road**

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

Article VI, Section 6.04

1. A 37-ft. front yard setback variance from the required 40-ft. to build a home 3-ft. from a private road (north).
2. A 39-ft. front yard Setback variance from the required 40-ft. to build a home 1-ft. from a private road (west).

**D. AB-2021-66, Phillips Sign & Lighting (Oxford Bank Ground Sign), 1115 S. Lapeer Rd., 09-14-226-004**

The petitioner is seeking 1 variance from Sign Ordinance #153

Non-Residential Ground Signs – Zoned OP

1. A 20-ft. road right-of-way setback variance from the required 20-ft. for a ground sign to be 0-ft. from the Road Right-of-Way.

And seeking 1 variance from Zoning Ordinance #78 – Zoned OP

2. A 30-ft. front yard setback from the required 30-ft. for a ground sign to be 0-ft. from the front property line.

**E. AB-2021-67, Anton Rozhanskiy, 592 Cushing St., 09-03-278-006**

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

Article VI, Section 6.04, Zoned R-3

1. A 23-ft. front yard setback variance from the required 30-ft. to build a home with an attached garage 7-ft. from the front property line.
2. A 2-ft. side yard setback variance from the required 6-ft. to build a home with an attached garage 4-ft. from the side property line (south).
3. A 12.36% lot coverage variance above the allowed 25% for a total lot coverage of 37.36%.

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS**

**8. COMMITTEE REPORTS**

**9. MEMBER COMMENTS**

**10. 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.  
.....