

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, JULY 25, 2022 – 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. 06/27/2022, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. **AB-2022-25, Armando Vuktilaj, 2005 Bald Mountain Rd., 09-24-100-007**

The petitioner is seeking 5 variances from Zoning Ordinance #78 – Zoned R-1
Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 40-ft. front yard setback variance from the required 40-ft. to erect a 6-ft. privacy fence 0-ft. from the road right-of-way line along Bald Mountain Road (west).
2. A 37-ft. front yard setback variance from the required 40-ft. to erect a 6-ft. privacy fence 3-ft. from the front property line along Starlight Trl (north).
3. A 37-ft. front yard setback variance from the required 40-ft. to erect a 6-ft. privacy fence 3-ft. from the front property line along Starlight Trl (east).
4. A 7-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 3-ft. from the side property line (south).

Article XXVII, Section 27.03(G)(2)

5. Corner clearance requirement variances to erect a 6-ft. fence at the intersection of a driveway and a road right-of-way (north & south).

B. **AB-2022-27, J.S. Brown Road, LLC (Mattress Firm Wall & Ground Sign), 851 Brown Rd., 09-33-351-036**

The petitioner is seeking 2 variances from Sign Ordinance 153 – Zoned BIZ

1. A variance for 1 additional wall sign above the 1 allowed for a total of 2 wall signs totaling 117.26-sq. ft.
2. A 12-ft. road right-of-way setback variance from the required 30-ft. for a ground sign to be 18-ft. from the road right-of-way.

and, 1 variance from Zoning Ordinance #78; Zoned BIZ

3. A 22-ft. front yard setback variance from the required 40-ft. for a ground sign to be 18-ft. from the front property line (Brown Road).

C. **AB-2022-28, Georgette Dib, 563 Oakland St., 09-11-316-023**

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. to erect a 6-ft. privacy fence 0-ft. from the side property line to the east.
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 south.

D. AB-2022-26. Proposed Amended ZBA By-Laws

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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