

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, SEPTEMBER 26, 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. 08/22/2022, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2022-36, Mat Dunaskiss and Pete & Nancy Smilanic, vacant parcel 2 parcels south of 576 Cushing St., 09-03-278-027 (postponed from 8/22/2022 meeting)

The petitioner is seeking 8 variances from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-3

1. A 10.25-ft front yard setback variance from the required 30-ft., to build a house with a deck 19.75-ft. from the front property line (lakeside).
2. A 17-ft. rear yard setback variance, from the required 35-ft., to build a house 18-ft. from the rear property line (Cushing St.).
3. A 1-ft. side yard setback variance from the required 8-ft. to build a house 7-ft. from the side property line (north)
4. A 1-ft. side yard setback variance from the required 8-ft. to build a house 7-ft. from the side property line (south).
5. **Revised** - A ~~10.18-ft.~~ 1.63-ft. height variance from the required 30-ft. to build a house ~~40.18-ft.~~ 31.63-ft. high.
6. 14.85% lot coverage variance from the required 25% for a total lot coverage of 39.85%.

Article XXVII, Section 27.02(A)(4)

7. 8-ft. side yard setback variances for retaining walls to be 0-ft. from the property lines, north & south.

Article XXVII, Section 27.17(B)

8. A 5.25-ft. wetland setback variance, from the required 25-ft., to build a house with a deck 19.75-ft. from a wetland (lake).

B. AB-2022-37, Northern Sign Company for Allstate, 3048 W. Clarkston Rd., 09-08-376-017

The petitioner is seeking 1 variance from sign ordinance #153 – Section 7 Non-Residential wall signs

1. A variance for 1 wall sign over the allowed 1 wall sign for a total of 2 wall signs totaling 19.13-sq. ft.

C. AB-2022-38, Kathleen Jacob & Richard Morrow, 454 Shorewood Ct., 09-03-405-007

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

Article VI, Section 6.04

1. An 8.42-ft. side yard setback variance from the required 10-ft. for a second story addition to be 1.58-ft. from the property line (northeast).
2. An 8.42-ft. side yard setback variance from the required 10-ft. for a deck addition to be 1.58-ft. from the property line (northeast).
3. A 2.17-ft. side yard setback variance from the required 10-ft. for a porch to be 7.83-ft. from the property line (northwest).

D. AB-2022-39, Michael Adams, 2901 Judah Rd., 09-32-400-007

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

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 property line to the west.
2. A 10-ft. side yard setback variance from the required 10-ft., for a 6-ft. privacy fence to be 0-ft. from the property line to the east.

E. AB-2022-40, Courtney Markoff, 805 Merritt, 09-11-351-004

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

Article XXVII, Section 27.01(C)(1)(b)

1. A 2.92-ft. side yard setback variance from the required 8-ft., for a house addition with an attached garage to be 5.08-ft. from the property line to the north.

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.
