

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, OCTOBER 24, 2022 – 7:00 PM**  
**ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM**  
**2323 JOSLYN RD.**  
**LAKE ORION, MICHIGAN 48360**

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

A. 10/10/2022, ZBA Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2022-23, Tracey Guaiana, 1150 Hemingway, 09-15-201-028**

(Returned to the Planning & Zoning Department for more information at the 6/27/2022 Mtg.)  
(Postponed from the 8/22/2022 meeting.)

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

**B. AB-2022-42, Timothy Foley (for Orion Commerce Center Ground Signs), 315–325 W. Silverbell Rd., 09-35-100-020**

The petitioner is seeking 4 variances from Sign Ordinance #153 – Section 7 Non-Residential Ground Signs Zoned IP

1. A 2.17-ft. height variance above the allowed 8-ft. for a ground sign to be 10.17-ft. tall (to be located at the east entrance off W. Silverbell Road).
2. A 2.17-ft. height variance above the allowed 8-ft. for a ground sign to be 10.17-ft. tall (to be located at the west entrance off W. Silver Bell Road).
3. A 24.21-sq. ft. variance above the allowed 35-sq. ft. for a ground sign to be 59.21-sq. ft. (to be located at the east entrance off W. Silverbell Road).
4. A 24.21-sq. ft. variance above the allowed 35-sq. ft. for a ground sign to be 59.21-sq. ft. (to be located at the west entrance off W. Silverbell Road).

And, seeking 2 variances from Zoning Ordinance #78 – Zoned IP

1. A 20-ft. front yard setback variance from the required 50-ft. for a ground sign to be located 30-ft. from the front property (east entrance off W. Silverbell Road.).
2. A 20-ft. front yard setback variance from the required 50-ft. for a ground sign to be located 30-ft. from the front property line (west entrance off W. Silverbell Road.).

**C. AB-2022-43, Anton Rozhanskiy, 592 Cushing, 09-03-278-006**

The petitioner is seeking to extend the expiration date for the approved AB-2021-67 ZBA case variances.

**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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