

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, APRIL 10, 2023– 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. 3-13-2023, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2023-02, David Lagerquist, 2377 Cedar Key Drive, 09-21-127-012

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-2
Article VI, Section 6.04

1. A 3.5-ft. side yard setback variance from the required 10-ft. for deck stairs to be 6.5-ft. from the property line to the south.
2. A 1% lot coverage variance from the allowed 25% for a total lot coverage of 26%.

B. AB-2023-04, Paul Smith, 4212 Mill Lake Road, 09-18-426-005

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned SF
Article V, Section 5.02 (C)(1)

1. A 63-ft. property line setback variance from the required 70-ft. for an existing private stable to be 7-ft. from the property line to the north.

C. AB-2023-05, Southfield Sign & Lighting (for Joyology), 4898 Bald Mountain Rd., 09-35-477-003

The petitioner is seeking 1 variance from Sign Ordinance #153
Section 7 – Permitted Ground and Wall Signs – Zoned IP

1. A variance for 1 wall sign above the allowed 1 wall sign for a total of 2 wall signs totaling 133.34-sq. ft. (east elevation).

D. AB-2023-06, Wioletta Bilan, 2209 Indianwood Road, 09-04-300-002

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned SF
Article XXVII, Section 27.02 (A)(8)

1. A 2,185.16-sq. ft. variance above the allowed Maximum Floor Area of Detached Accessory Buildings of 1,000-sq. ft. for existing sheds totaling 916.91-sq. ft, an existing 448-sq. ft. gazebo, an existing 1,057-sq. ft. barn, and an existing 763.25-sq. ft. carport.
2. A 1,685.16-sq. ft. variance above the allowed Total Maximum Floor Area of All Accessory Buildings of 1,500-sq. ft. for existing sheds totaling 916.91-sq. ft, an existing 448-sq. ft. gazebo, an existing 1,057-sq. ft. barn, and an existing 763.25-sq. ft. carport.

E. AB-2023-07, Stadium Ridge Apartments, 101 Stadium Drive, 09-14-400-025

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned RM Article VII, Section 7.04 (E)(1)(a)

1. A 12.83-ft. front yard setback variance from the required 100-ft. for Building 13 to be 87.17-ft. from Stadium Drive.
2. A 12.83-ft. front yard setback variance from the required 100-ft. for Building 14 to be 87.17-ft. from Stadium Drive.

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.
.....