

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, JUNE 26, 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. 6-12-2023, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

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

The applicant is seeking 2 variances from Zoning Ordinance #78 – Zoned SF (Postponed from 4-10-2023 & 5-22-2023 meetings)

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.

B. AB-2023-14, Scott Kehrer, 2716 Mercury Ct., 09-20-477-008

The applicant is seeking to extend the expiration date for the approved variance for ZBA Case AB-2022-03. That variance was from Article VI, Section 6.04, Zoned R-2

1. A 7.42 front yard setback variance from the required 35-ft. to add a second story addition 27.58-ft. from the front property line.

C. AB-2023-15, Kenneth Parker, 308 N. Baldwin, 09-06-100-013

The applicant is seeking 2 variances from Zoning Ordinance #78 – Zoned SF

Article XXVII, Section 27.02 (A)(8)

1. A 760-sq. ft. variance above the allowed Maximum Floor Area of Detached Accessory Buildings of 1,400-sq. ft. to build a 2,160-sq. ft. pole barn.
2. A 1,266-sq. ft. variance above the allowed Maximum Floor Area of All Accessory Buildings of 1,900-sq. ft. to build a 2,160-sq. ft. pole barn in addition to an existing 1,006-sq. ft. attached garage.

D. AB-2023-16, Seit Selimi, Vacant Parcel, 09-10-380-017 (1 parcel west of 900 Walnut Ave., adjacent to Pine Ave.)

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04

1. A 20-ft. front yard setback variance from the required 30-ft. to build a house with an attached garage 10-ft. from the property line along Walnut St.
2. A 20-ft. front yard setback variance from the required 30-ft. to build a shed 10-ft. from the property line along Pine Ave.

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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