

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, AUGUST 14, 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. 7-24-2023, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2023-17, Metro Detroit Sign for Sleep Number Bed, 4956 S. Baldwin Road, 09-32-377-057

The applicant is seeking 2 variances from Sign Ordinance #153 – Non-Residential Wall Signs Zoned BIZ

1. A variance for 2 wall signs above the 1 allowed for a total of 3 wall signs (south elevation, west elevation & east elevation).
2. A 66.66-sq. ft. variance above the allowed maximum square footage of 200-sq. ft. for 3 signs totaling 266.66-sq. ft. (south elevation = 94-sq. ft., west elevation = 86.33-sq. ft., east elevation = 86.33-sq. ft.).

B. AB-2023-19, Northern Sign Co. for Sleep Number Bed, 4956 S. Baldwin Road, 09-32-377-057

The applicant is seeking 2 variances for a Non-Residential Ground Sign

1 Variance from Sign Ordinance #153 – Non-Residential Ground Signs Zoned BIZ

1. A 15-ft. road right-of-way setback variance from the required 30-ft. for a ground sign to be 15-ft. from the road right-of-way.

And 1 variance from Zoning Ordinance #78, Article XXXIV, Section 34.03 (B)

2. A 25-ft. front yard setback variance from the required 40-ft. for a ground sign to be 15-ft. from the front yard property line.

C. AB-2023-20, Bill Carr Signs for Dort Financial Credit Union, 831 Brown Rd., 09-33-351-029

The applicant is seeking 13 variances from Sign Ordinance #153, Zoned BIZ

1. A variance to allow 4 additional wall signs on the building, above the 1 allowed for a total of 5 wall signs on the building, totaling 113.35-sq. ft. (3 on the south elevation totaling 68.94-sq. ft., and 2 on the east elevation totaling 44.41-sq. ft.).
2. A variance to allow 4 ATM wall signs.
3. A 12.56-sq. ft. variance above the allowed 1.40-sq. ft., for a 13.96-sq. ft. wall sign on the right side of the ATM machine.
4. A 7.08-sq. ft. variance above the allowed 0.79-sq. ft., for a 7.87-sq. ft. wall sign on the front side of the ATM machine.
5. A 12.56-sq. ft. variance above the allowed 1.40-sq.ft., for a 13.96-sq. ft. wall sign on the left side of the ATM machine.
6. A 14.3-sq. ft. variance above the allowed 1.59-sq. ft., for a 15.89-sq.ft. wall sign on the back side of the ATM machine.
7. A variance to allow 12 VTM machine wall signs – 3 machines with 4 signs each.
8. A 12.56-sq. ft. variance each above the allowed 1.40-sq. ft. each, for a 13.96-sq. ft. wall sign on the right side of 3 VTM machines.
9. A 7.08-sq. ft. variance each above the allowed 0.79-sq. ft. each, for a 7.87-sq. ft. wall sign on the front side of 3 VTM machines.
10. A 12.56-sq. ft. variance each above the allowed 1.40-sq.ft. each, for a 13.96-sq. ft. wall sign on the left side of 3 VTM machines.
11. A 14.3-sq. ft. variance each above the allowed 1.59-sq. ft. each, for a 15.89-sq.ft. wall sign on the back side of 3 VTM machines.
12. A variance for 3 Directional Signs above the 4 allowed for a total of 7 Directional Signs.
13. A 3-sq. ft. total variance, for 3 Directional Signs, above the allowed 6-sq. ft. (2-sq. ft. per each sign) for a total of 9-sq. ft.

D. AB-2023-21, Paul Cassise, 938 Holliday Dr., 09-01-458-037

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

Article XXVII, Section 27.05 (H)(2)

1. 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 to the south.
2. 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.
3. 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 west.

E. AB-2023-23, John Farkas, 95 Detroit Blvd S., 09-01-458-001

The applicant is seeking 3 variances from Zoning Ordinance #78 – Zoned R-3
Article XXVII, Section 27.05 (H)(2)

1. 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 to the east.
2. 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 south.
3. A 30-ft. front yard setback variance from the required 30-ft. to erect a 6-ft. privacy fence 0-ft. from the intersection of the property line to the east and 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.
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