

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, SEPTEMBER 25, 2023– 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. 9-11-2023, ZBA Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2023-29, Mayra Martinez, 4737 Meadowbrook Ln., 09-31-476-012**

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

Article XXVII, Section 27.02 (A)(8)

1. A 540-sq. ft. variance above the allowed Maximum Floor Area of Detached Accessory Buildings of 900-sq. ft., to build a 720-sq. ft. carport, in addition to a 720-sq. ft. detached garage for a total of 1,440-sq. ft.
2. A 540-sq. ft. variance above the allowed Maximum Floor Area of All Accessory Buildings of 1,300-sq. ft., to build a 720-sq. ft. carport, in addition to an existing 720-sq. ft. detached garage, and an existing 400-sq. ft. attached garage for a total of 1,840-sq. ft.

**B. AB-2023-30, Andrew Russo/BACA Systems, 101 Premier Dr., Sidwell #09-35-451-001**

The applicant is seeking to extend the expiration date of the following variances for 1-year:

Article XVIII, Section 18.03 (I)(1)(2)

1. A variance to allow a covered trash receptacle (dumpster) to be located in the side yard, north, rather than the required rear yard.
2. A variance to omit the required masonry brick type walls and the opaque lockable gate around the covered trash receptacle (dumpster).

Article XXVII, Section 27.19 (B)(2)(3)(4)

3. A variance to allow accessory/outdoor storage to be located in the side yard, east, rather than the required rear yard.
4. A variance to omit the required 8-ft. chain link fencing and screening around the accessory/outdoor storage.

**C. AB-2023-31, Studio 515 LLC/Jeffrey Nickel, 740 King Circle, 09-10-278-017**

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

Article VI, Section 6.04

1. A 29.4-ft. front yard setback variance from the required 30-ft. to bring an attached garage behind the property line .6-ft. along King Circle.
2. A 23.2% lot coverage variance above the allowed 25% for a total lot coverage of 48.2%

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS/EDUCATION**

- A. Memo from Planning & Zoning Specialist regarding the Orion Township Training Strategy Plan

**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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