

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, NOVEMBER 13, 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. 9-25-2023, ZBA Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2023-32, Levi Pesci, Vacant Parcel on the Northeast corner of Detroit Blvd. and McClellan Dr., 09-01-409-019**

The applicant 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. for a new house with an attached garage to be built 10-ft. from the property line along McClellan Dr.
2. A 5-ft. rear yard setback variance from the required 35-ft. to build a new house with an attached garage 30-ft. from the rear property line (east).

**B. AB-2023-33, Scaccia Building Company, 447 Shady Oaks, 09-10-254-015**

The applicant 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. for a new house with an attached garage to be built 10-ft. from the property line.
2. A 1.34-ft. side yard setback variance from the required 10-ft. to build a new house with an attached garage 8.66-ft. from the side property line (northeast).

**C. AB-2023-34, Evan Olexa, 4120 Maybee Rd., 09-30-100-020**

The applicant is seeking 2 variances from Zoning Ordinance #78 – Zoned SF  
Article V, Section 5.04

1. A 40-ft. front setback line variance from the required 40-ft. for a 6-ft. privacy fence to remain at the edge of a front yard highway easement.
2. An 18.5-ft. side yard setback variance from the required 20-ft. for a 6-ft. privacy fence to remain 1.5-ft. from the intersection of the front setback and the side property line to the east.

**D. AB-2023-35, James Sywak, 1455 Orion Rd., 09-12-426-009**

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned R-1  
Article VI, Section 6.04

1. A 4.5-ft. side yard setback from the required 10-ft. for an existing detached garage to remain 5.5-ft. from the property line (east).

**E. 2024 ZBA Meeting Dates**

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS/EDUCATION**

- A. Memo from Planning & Zoning Specialist regarding The Open Meetings Act
- B. Memo from Planning & Zoning Specialist related to November 27<sup>th</sup> Meeting

**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.  
.....