

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, MARCH 11, 2024– 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. 1-22-2024, ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2024-05, Brian Kischnick for Macomb-Clinton Realty LLC, 1455 S. Lapeer Rd., 09-14-251-019

The applicant is seeking 3 variances from Sign Ordinance #153, Non-Residential Ground Signs – Zoned RB

1. A 20.8-sq. ft. size variance above the allowed 32-sq. ft. for a ground sign to be 52.80-sq. ft.
2. A 2.67-ft. height variance from the allowed 8-ft. for a ground sign to be 10.67-ft. tall.
3. A 10-ft. road right-of-way setback variance from the required 20-ft. for a ground sign to be 10- ft. from the road right-of-way.

And seeking 1 variance from Zoning Ordinance #78 – Article XI, Section 11.04

4. A 10- ft. front yard setback variance from the required 20-ft. for a ground sign to be 10- ft. from the front property line.

B. AB-2024-06, Ryan Schultz, 800 Harry Paul, 09-11-379-090

The applicant is seeking 4 variances from Zoning Ordinance #78 – R-3

Article XXVII, Section 27.05 (H)(2)

1. A 10-ft. rear yard setback variance from the required 10-ft. for a 6-ft. privacy fence to be 0-ft. from the property line to the west.
2. An 8-ft. side yard setback variance from the required 8-ft. for a 6-ft. privacy fence to be 0-ft. from the property line to the south.
3. An 8-ft. side yard setback variance from the required 8-ft. for a 6-ft. privacy fence section to connect from the house ending 0-ft. from the property line to the north.
4. An 8-ft. side yard setback variance from the required 8-ft. for a 6-ft. privacy fence to be 0-ft. from the intersection of the west and north property lines.

C. AB-2024-07, Metro Detroit Signs, for Shops at Lake Orion, 1174 S. Lapeer Road (09-14-201-027); 1176, 1178, 1180, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1224, 1226, 1228, 1230, 1232, 1234, 1236 & 1244 S. Lapeer Road (09-14-201-025); & 1240 S. Lapeer Road (09-14-201-026)

The applicant is seeking variances from Sign Ordinance #153, Non-Residential Ground Signs – Zoned RB

- 1. A 72-sq. ft. size variance above the allowed 24-sq. ft. for a ground sign to be 96-sq. ft. (located at the main entrance).
- 2. An 11.5-ft. road right-of-way setback variance from the required 20-ft. for a ground sign to be 8.5-ft. from the road right-of-way (located at the main entrance).

Seeking 1 variance from Zoning Ordinance #78 – Article XI, Section 11.04

- 3. An 11.5-ft. front yard setback variance from the required 20-ft. for a ground sign to be 8.5-ft. from the front property line (located at the main entrance).

Variances for a 3rd Ground Sign from Sign Ordinance #153

- 4. A variance to allow for a 3rd ground sign above the 2 allowed for a total of 3 ground signs.
- 5. A 40.45-sq. ft. size variance above the allowed 24-sq. ft. for a 3rd ground sign to be 64.45-sq. ft. (located north of the main entrance).
- 6. A 1.92-ft. height variance above the allowed 8-ft. for a 3rd ground sign to be 9.92-ft. tall (located north of the main entrance).

D. AB-2024-08, Carmen Nunn, vacant parcel on the Northwest corner of Orion Ter & Detroit Blvd. N. (09-01-408-019)

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

Article VI, Section 6.04

- 1. An 18-ft. front yard setback variance from the required 30-ft. to build a home with an attached garage 12-ft. from the property line to the east (Detroit Blvd).
- 2. A 2-ft. rear yard setback variance from the required 35-ft. to build a home 33-ft. from the rear property line.

6. PUBLIC COMMENTS

7. COMMUNICATIONS/EDUCATION

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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