

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, SEPTEMBER 23, 2024– 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. 08-26-2024 ZBA Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2024-27, Edward Gergosian, 805 Merritt Ave., 09-11-351-004**

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned R-2  
Article XXVII, Section 27.01(C)(1)(b)

1. A 4.42-ft. side yard setback variance from the required 8-ft. for a shed to be 3.58-ft. from the property line to the south.

**B. AB-2024-29, Katrina & Kenneth Johnson, vacant parcel on the northeast corner of Harry Paul and New York Ave., 09-11-380-022**

The applicant is seeking 3 variances from Zoning Ordinance #78 – Zoned R-3  
Article VI, Section 6.04

1. An 18-ft. front yard setback variance from the required 30-ft to build a house with an attached garage 12-ft. from the property line along Harry Paul.
2. A 29-ft. rear yard setback variance from the required 35-ft. to build a house with an attached garage 6-ft. from the property line (east).
3. A 2.4% lot coverage variance above the allowed 25% for a total lot coverage of 27.4%.

**C. AB-2024-30, Anton Rozhanskiy, 1500 W. Silverbell, 09-27-301-057 (vacant parcel north east of 1480 W. Silverbell Rd.)**

The applicant is seeking 2 variances from Zoning Ordinance #78 – Zoned SE  
Article XXVII, Section 27.02(A)(8) – Lot Size Over 2.5 Acres

1. An 1,825-sq. ft. variance above the allowed maximum floor area of all detached accessory buildings of 1,400-sq. ft. to build a 3,225-sq. ft. out-building.
2. A 2,990-sq. ft. variance above the allowed maximum floor area of all accessory buildings of 1,900-sq. ft. to build a 3,225-sq. ft. out-building in addition to the construction of a 1,665-sq. ft. attached garage.

**D. AB-2024-31, Jean-Pierre Rasaiah, 66 Golden Gate Ave., 09-11-477-017**

The applicant is seeking 3 variances from Zoning Ordinance #78 – Zoned R-3  
Article VI, Section 6.04

1. A 2.5-ft. side yard setback variance from the required 7-ft. for an existing detached garage to be 4.5-ft. from the property line to the west.
2. A 2.5-ft. side yard setback variance from the required 7-ft. for an addition to the existing detached garage to be 4.5-ft. from the property line to the west.

Article XXVII, Section 27.02 (A)(8)

3. A 395.81-sq. ft. variance above the allowed maximum floor area of all detached accessory buildings of 750-sq. ft. to add a 606.25-sq. ft. addition to an existing 539.56-sq. ft. detached garage for a total of 1,145.81-sq. ft.

**E. AB-2024-32, Frank Niggeman, 833 Pontiac Dr., 09-11-378-012**

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned R-3  
Article VI, Section 6.04

1. A 5-ft. rear yard setback variance from the required 35-ft. to replace an existing deck with a new screened-in porch 30-ft. from the 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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