

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, OCTOBER 14, 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. 09-23-2024 ZBA Meeting Minutes
- B. 10-1-2024 Township Board of Trustees, Planning Commission, & Zoning Board of Appeals Special Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

- A. **AB-2024-33, WCZ Electric, 677 S. Lapeer Rd. (09-11-430-021), 2 unaddressed parcels east of 677 S. Lapeer Rd. (09-11-430-006 & 09-11-430-007), 681 S. Lapeer Rd. (09-11-430-004), and unaddressed parcel south of 681 S. Lapeer Rd. (09-11-430-005)**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned GB - Article XXVII, Section 27.11(E)(1)(b)

- 1. A variance from the required parking lot standard to allow LED lighting fixtures on parking lot poles.

- B. **AB-2024-34, Jonathan & Carrie Neal, 138 Shorewood Ct., 09-03-405-030**

The Petitioners are seeking 4 variances from Zoning Ordinance #78 – Zoned R-3 Article XXVII, Section 27.01(C)(1)(a)

- 1. A 10-ft. lot width variance from the required minimum 50-ft. lot width.

Article VI, Section 6.04

- 2. A 2-ft. side yard setback variance from the required 10-ft. to replace a side-entry porch 8-ft. from the property line to the north.
- 3. A 9.5-ft. side yard setback variance from the required 10-ft. to replace a deck .5-ft. from the retaining wall along the property line to the south.
- 4. A 15.6% lot coverage variance from the allowed 25% for a total lot coverage of 40.6%.

- C. **AB-2024-35, Rev. William J. Promesso for Christ the Redeemer Church, 2700 Waldon Rd., 09-20-478-019**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-2

Article VI, Section 6.04

- 1. A 19-ft. front yard setback variance from the required 35-ft. for a ground sign to be 16-ft. from the front property line.

And, 1 variance from Sign Ordinance #153, Section 7, Permitted Ground & Wall Signs

- 1. A 4-ft. road right-of-way setback variance from the required 20-ft. for a ground sign to be 16-ft. from the road right-of-way.

**D. AB-2024-37, Grant & Elise Fodor, 4230 Lou Mar Ln., 09-31-126-042**

The Petitioners are seeking 3 variances from Zoning Ordinance #78 - Zoned SF  
Article V, Section 5.04

1. A 40-ft. front yard setback variance from the required 40-ft. to build a detached garage 0-ft. from the front property line.

Article XXVII, Section 27.02(A)(4)

2. A variance to allow a detached garage to extend past the leading edge of the principal structure in the front yard.

Article XXVII, Section 27.02(A)(8) – Lot Size over 2.5 Acres

3. A 119-sq. ft. variance above the allowed total maximum floor area of all accessory buildings of 1,900-sq. ft. to build a 1,193-sq. ft. detached garage, in addition to an existing 625-sq. ft. attached garage, and an existing 201-sq. ft. shed, for a total of 2,019-sq. ft. of all accessory buildings.

**E. 2025 ZBA Meeting Dates**

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS/EDUCATION**

**A. Memo Regarding October 28<sup>th</sup> Meeting Cancellation**

**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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