

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, APRIL 14, 2025– 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. 2-24-2025 ZBA Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. **AB-2025-03, Lawrence & Debra Sak, 980 Indianwood Rd., 09-03-251-001**

The Petitioners are seeking 3 variances from Zoning Ordinance #78 - Zoned R-1

Article VI, Section 6.04

1. A 7-ft. side yard setback variance, from the required 10-ft., to replace a shed 3-ft. from the property line to the east.

Article XXVII, Section 27.02(A)(4)

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

Article XXVII, Section 27.02(A)(8) – Lot Size Over 1 Acre to 2.5 Acres

3. A 128-sq. ft. variance above the allowed total maximum floor area of detached accessory buildings of 1,000-sq. ft., to replace a 400-sq. ft. shed, in addition to an existing 728-sq. ft. detached garage, for a total of 1,128-sq. ft. of all detached accessory buildings.

B. **AB-2025-06, Michelle L. Hopkins, 695 King Cir, 09-10-283-021**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 - Zoned R-3

Article XXVII, Section 27.05(H)(2)

1. A 9-ft side yard setback variance from the required 10-ft. for a 6-ft. fence to be 1-ft. from the property line to the southeast/east.

C. **AB-2025-07, S.E.A. Enterprise of Lake Orion (Victory Motors), 677 S. Lapeer Rd. (parcel #09-11-430-021), 681 S. Lapeer Rd. (parcels #09-11-430-004 and #09-11-430-005), and two vacant parcels immediately east of 677 S. Lapeer Rd. (parcel #09-11-430-006 and parcel #09-11-430-007)**

The Petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned GB

Article XXVII, Section 27.04

1. A variance to allow varying dimensions for Inventory parking spaces, from the 9' x 19' parking space requirement, in the south parking lot, north parking lot, and northeast gravel lot.
2. A 2-ft. width variance from the 22-ft. maneuvering lane width requirement, in the north parking lot and northeast gravel lot, to be 20-ft. wide where marked.

6. PUBLIC COMMENTS

7. COMMUNICATIONS/EDUCATION

A. Memo from Planning & Zoning Specialist

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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