

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, JUNE 9, 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. 5-27-2025, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2025-15, MacLeish Building Inc., Vacant Property North of unit 32 Burniah Ln., sidwell numbers 09-04-402-033 & 034 (units 33 & 34)

The petitioner is seeking 3 variances from Zoning Ordinance #78

1. A 6.07-ft. side yard setback variance, from the required 20-ft., to construct unit 33, 13.93-ft. from existing unit 32 covered porch (20.19 from existing foundation wall).
2. A 2-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 33, 28-ft. from the rear property line.
3. A 2.5-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 34, 27.5-ft. from the rear property line.

B. AB-2025-16, MacLeish Building Inc., Vacant Property 2 Parcels North of unit 32 Burniah Ln., sidwell numbers 09-04-402-035 & 036 (units 35 & 36)

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 1-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 35, 29-ft. from the rear property line.
2. A 10-ft. side yard setback variance, from the required 30-ft., to construct unit 36, 20-ft. from proposed unit 37.
3. A 11.71-ft. side yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 36, 18.29-ft. from an optional covered porch on proposed unit 37.
4. A 1.5-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 36, 28.5-ft. from the rear property line.

C. AB-2025-17, MacLeish Building Inc., Vacant Property South of unit 39 Burniah Ln., sidwell numbers 09-04-402-037 & 038 (units 37 & 38)

The petitioner is seeking 6 variances from Zoning Ordinance #78

1. A 10-ft. side yard setback variance, from the required 30-ft., to construct unit 37, 20-ft. from proposed unit 36.
2. A 11.71-ft. side yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 37, 18.29-ft. from on optional covered porch on proposed unit 36.
3. A .5-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 37, 29.5-ft. from the rear property line.
4. A 9.03-ft. side yard setback variance, from the required 25-ft., to construct unit 38, 15.97-ft. from existing unit 39 covered porch (22.20-ft. from existing foundation wall).
5. A 1.5-ft. rear yard setback variance, from the required 30-ft., to construct unit 38, 28.5-ft. from the rear property line.
6. A 9.5-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 38, 20.5-ft. from the rear property line.

D. AB-2025-18, MacLeish Building Inc., Vacant Property North of unit 40 Burniah Ln., sidwell numbers 09-04-402-041 & 042 (units 41 & 42)

The petitioner is seeking 3 variances from Zoning Ordinance #78

1. A 6.5-ft. side yard setback variance, from the required 30-ft., to construct unit 41, 23.5-ft. from covered porch on existing unit 40.
2. An 8.6-ft. rear yard setback variance, from the required 30-ft., to construct a covered porch on unit 41, 21.40 from the rear property line.
3. A 7-ft. side yard setback variance, from the required 30-ft., to construct unit 42, 23-ft. from covered porch on existing unit 43.

E. AB-2025-19, MacLeish Building Inc., Vacant Property between 116 Sandhills Ln. & 134 Sandhills Ln, sidwell numbers 09-04-402-067 & 068 (units 67 & 68)

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 3.75-ft. side yard setback variance, from the required 30-ft., to construct unit 67, 26.25-ft. from the covered porch on existing unit 66.
2. A .7-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 67, 29.3-ft. from the rear property line.
3. A 3.58-ft. side yard setback variance, from the required 30-ft., to construct unit 68, 26.42-ft. from the covered porch on existing unit 69.
4. A 1-ft. rear yard setback variance, from the required 30-ft., to construct an optional covered porch on unit 68, 29-ft. from the rear property line.

F. AB-2025-20, MacLeish Building Inc., Vacant Property North of unit 46 Burniah Ln., sidwell numbers 09-04-402-047 & 048 (units 47 & 48)

The petitioner is seeking 5 variances from Zoning Ordinance #78

1. A 1.34-ft. front yard setback variance, from the required 25-ft., to construct a 2-unit condominium, 23.66-ft. from the front property line (units 47 & 48).
2. A 16.24-ft. side yard setback variance, from the required 30-ft., to construct unit 47, 13.76-ft. from existing unit 46.
3. A 5.3-ft. rear yard setback variance, from the required 30-ft., to construct unit 47, 24.7-ft. from the rear property line.
4. A 12.84-ft. side yard setback variance, from the required 30-ft., to construct unit 48, 17.16-ft. from existing unit 49.
5. A 1.1-ft. rear yard setback variance, from the required 30-ft., to construct unit 48, 28.9-ft. from the rear property line.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

A. Memo from Planning & Zoning Specialist Harrison

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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