

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, JUNE 23, 2025 – 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. 6-9-2025, ZBA Regular Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2025-22, Christian Grozav, 1150 S. Baldwin, 09-18-200-015**

The petitioner is seeking 4 variances from Zoning Ordinance #78 – Zoned SF

Article XXVII, Section 27.02(A)(4)

1. A variance to allow a Pole Barn to extend past the leading edge of the principal structure in the front yard.

Article XXVII, Section 27.02(A)(8)

2. A 1,105-sq. ft. variance above the allowed Maximum Floor Area of All Detached Accessory Buildings of 1,400-sq. ft., to build a 1,500-sq. ft. pole barn in addition to an existing 320-sq. ft. shipping container, and existing 685-sq. ft. of solar panels, for a total of 2,505-sq. ft.
3. A 1,268-sq. ft. variance above the allowed Maximum Floor Area of All Accessory Buildings of 1,900-sq. ft., to build a 1,500-sq. ft. pole barn in addition to an existing 663-sq. ft. attached garage, an existing 320-sq. ft. shipping container, and existing 685-sq. ft. of solar panels, for a total of 3,168-sq. ft. ft.

Article XXVII, Section 27.17 (B)

4. A 5-ft wetland setback variance from the required 25-ft., for a pole barn to be 20-ft. from a wetland (the creek).

**B. AB-2025-23, Joyology, David Shaman, 4898 Bald Mountain Rd., 09-35-477-003**

The petitioner is seeking 1 variance from Sign Ordinance #153 – Zoned IP

Section 7 – Non-Residential Zoned Areas EMC Ground Signs

1. A 22.4-sq. ft. ground sign EMC area variance, above the allowed 30% (9.6-sq. ft.), of total sign area (32-sq ft.), for the ground sign EMC area to be 32-sq. ft.

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS**

**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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