

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA
MONDAY, NOVEMBER 10, 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. 10-27-2025, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2025-34, Shannon M. Phares, 806 S. Long Lake Blvd., 09-01-332-033

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

1. A 22-ft. front yard setback variance from the required 30-ft., for a deck (that is detached), to be 8-ft. from the front property line.

B. AB-2025-35, Kerrie Schneider, 296 Shady Oaks, 09-10-209-009

The petitioner is seeking 10 variances from Zoning Ordinance #78 – Zoned R-3
Article XXVII, Section 27.01 (C)(1)(a)

1. A 5-ft. lot width variance from the required minimum 50-ft. lot width.
Article VI, Section 6.04
2. An 11.5-ft. front yard setback variance, from the required 30-ft., for a house with a covered deck to be 18.5-ft. from the front property line (water side).
3. A .5-ft. rear yard setback variance, from the required 35-ft., for a house to be 34.5-ft. from the rear property line (road side).
4. A 6.08-ft. side yard setback variance, from the required 10-ft., for a house with a covered deck to be 3.92-ft. from the side property line (southwest).
5. An 8.83-ft. side yard setback variance, from the required 10-ft., for a house with a covered deck to be 1.17-ft. from the side property line (northeast).
6. A 10-ft. side yard setback variance, from the required 10-ft., for a detached garage to be 0-ft. from the side property line (southwest).
7. A 6.6-ft. rear yard setback variance, from the required 10-ft., for a detached garage to be 3.4-ft. from the rear property line (road side).
8. A 17.6% lot coverage variance, from the allowed 25%, for a total lot coverage of 42.6%.
Article XXVII, Section 27.03(G)
9. A 10-ft. Variance from the 10-ft. corner clearance requirement for a detached garage to be within the corner clearance triangular area of the property (southwest corner).
Article XXVII, Section 27.17 (B)

10. A 6.5-ft. wetland (shoreline) setback variance, from the required 25-ft., for a house with a covered deck to be 18.5-ft. from a wetland (shoreline).

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

A. 2025 P&Z Team Profession Development Retreat Training – Trustee Flood

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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