

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS**

**\*\*\*\*\* A G E N D A \*\*\*\*\***

**REGULAR MEETING - MONDAY, FEBRUARY 25, 2019 - 7:00 P.M.**

**TOWNSHIP HALL – 2525 JOSLYN ROAD**

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

A. 02-11-19, ZBA Regular Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY**

**6. ZBA BUSINESS**

**A. AB-2019-03, Jeremy Symons, 3369 Mahopac, Dr., 09-20-151-040**

The petitioner is requesting 1 variance from Zoning Ordinance 78, Article VI, Section 6.04, Zoned R-3:

1. a 5-ft. side yard setback variance from the required 10-ft. side yard setback to build a second story 5-ft. from the side property line (west)

**B. AB-2019-04, Pomeroy Senior Living, Villas (09-14-400-023)**

The petitioner is requesting 1 variance from Zoning Ordinance 78, Article VII, Section 7.04,(E)(2), Zoned RM-1:

1. a 40-ft. rear yard setback variance from the required 75-ft rear yard setback to construct the Villas 35-ft. from the rear property line

**C. AB-2019-05, John Bettin, 376 Shorewood Ct., 09-03-405-012**

The petitioner is requesting 4 variances from Zoning Ordinance 78, Zoned R-3:

Article XXVII, Section 27.01 (C)(1)(a): the lot is at least fifty (50) feet in width

1. a 3.5-ft. lot width variance from the required minimum 50-ft. lot width

Article VI, Section 6.04, Zoned R-3:

2. a 29.1-ft. front yard setback variance from the required 30-ft. front yard setback to construct a home 0.9-ft. from the front yard setback
3. a 9.4-ft side yard setback variance from the required 10-ft. side yard setback to construct a home 0.6-ft. from the side yard setback (north)
4. a 6.9% lot coverage variance beyond the allowed 25% for a total lot coverage of 31.9%

**C. 2018 ZBA Annual Report**

**7. PUBLIC COMMENTS**

**8. COMMUNICATIONS**

**9. COMMITTEE REPORTS**

**10. MEMBER COMMENTS**

**11. 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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