

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING - MONDAY, APRIL 8, 2019 - 7:00 P.M.

TOWNSHIP HALL – 2525 JOSLYN ROAD

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 03-11-19, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2019-08, Board of County Road Commissioners of the County of Oakland, parcel #09-29-326-029

The petitioner is requesting a variance from Zoning Ordinance 78:

Article XXVII, Section 27.05(A)(4):

1. An 11.1-ft. greenbelt separation area width variance from the required 20-ft. to allow the greenbelt separation area to be 8.9-ft from the Baldwin Road right-of-way to parking lot

B. AB-2019-09, Marc Ferguson, 3140 W. Clarkston Road, 09-08-376-008

The petitioner is requesting 4 variances from Zoning Ordinance 78:

Article V, Section 5.04, Area and Bull Requirements, Zoned SE:

1. A 10-ft. side yard setback variance, from the required 20-ft side yard setback to build a pole barn 10-ft. from the side property line (east)

Article XXVII, Section 27.02(A)(5) Buildings, Structures, and Uses

2. A 6.5-ft. variance above the height of the principal structure (16-ft.) to build a pole barn 22.5-ft. in height, 25-ft. away from the rear/side of the principal structure

Article XXVII, Section 27.02(A)(8) Buildings, Structures, and Uses, for lot size Over 2.5 acres

3. A 1,736-sq. ft. variance above the allowed 1,400-sq. ft. Maximum Floor Area of Detached Accessory Buildings to build a 2,560-sq. ft. pole barn in addition to the 576-sq. ft. detached garage for a total of 3,136-sq. ft. Maximum Floor Area of Detached Accessory Buildings
4. A 1,236-sq. ft. variance above the allowed 1,900-sq. ft. Total Maximum Floor Area of All Accessory Buildings for a total maximum of 3,136-sq. ft. of all accessory buildings

C. AB-2019-10, Dana & Brian Miller, 67 Chamberlain St., 09-03-452-034

The petitioner is requesting 4 variances from Zoning Ordinance 78:

Article VI, Section 6.04, zoned R-3:

1. A 21.08-ft. front yard setback variance, from the required 30-ft. front yard setback, to add a porch to a home 8.92-ft. from the front property line
2. A 3.12-ft side yard setback variance, from the required 10-ft. side yard setback, to build a deck 6.88-ft. from the side yard property line (east)
3. An 8.95% lot coverage variance, above the allowed 25% maximum lot coverage, for a total lot coverage of 33.95%

Article XXVII, Section 27.02(A)(8):

4. A 3.4% variance above the allowed 75% of the principal structure, to add an attached garage addition of 951-sq. ft.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

Dates To Which A Case Can Be Postponed

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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