

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, JUNE 10, 2019 - 7:00 P.M.

TOWNSHIP HALL – 2525 JOSLYN ROAD

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

A. 05-28-19, ZBA Regular Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2019-14, Marvin DeLaura, 3760 Bald Mountain Rd., 09-26-430-015 (Postponed from 5/13/19 mtg)**

Petitioner is requesting 3 variances from Ordinance No. 78:

Article XXVII, Section 27.05(H)(2)

1. A 0-ft. side yard setback (north) from the required 10-ft side yard setback to erect a 6-ft privacy fence on the lot line.
2. A 0-ft. rear yard setback (west) from the required 10-ft. rear yard setback to erect a 6-ft. privacy fence on the lot line.

Article VI Section 6.04, Zoned R-1:

3. A 3-ft. variance from the required 10-ft. side yard setback (north) to build an addition to an existing house 7-ft. from the lot line (current distance from lot line to house is 15-ft.)

**B. AB-2019-20, Thomas & Kelly Herron, 670 Ferndale Ave., 09-11-310-002**

The Petitioner is requesting 3 variances from Zoning Ordinance 78:

Article VI, Section 6.04, Zoned R-3; Article XXVII, Section 27.02(A)(4); Article XXVII, Section 27.05 (H)(2)

1. A 10-ft. side yard setback variance from the required 10-ft. side yard setback to erect a 6-ft. fence 0-ft. from the side property line (south).
2. A 10-ft. rear yard setback variance from the required 10-ft. rear yard setback to erect a 6-ft. fence 0-ft. from the rear property line (west).

Article VI, Section 6.04, Zoned R-3; Article XXVII, Section 27.02(A)(4)

3. A 5-ft. rear yard setback variance, from the required 10-ft. rear yard setback, to erect a shed 5-ft. from the rear property line (west)

**C. AB-2019-21, Barbara Goodman, 1269 Beach Dr., 09-16-229-035**

The Petitioner is requesting 2 variances from Zoning Ordinance 78:

Article XXVII, Section 27.01(C)(1)(b), Lot Width 50 to 54 feet; Article XXVII, Section 27.05(H)(2)

1. A 4-ft. side yard setback variance from the required 6-ft., for a 6-ft. fence to remain 2-ft. from the property line (east).

Article XXVII, Section 27.17 (B)

2. A 20-ft. variance, from the required 25-ft. setback for a structure to wetland, for a fence to remain 5-ft. from a wetland.

**D. AB-2019-22, Daniel Ankersen, 990 Pine Tree Rd., 09-10-378-036**

The Petitioner is requesting 3 variances from Zoning Ordinance 78:

Article II: A. Front Lot Line; Article VI, Section 6.04 Zoned R-3; Article XXVII, Section 27.05(H)(2)

1. A 30-ft. front yard setback variance (south), from the required 30-ft front yard setback to erect a 6-ft privacy fence 0' from the lot line.

Article VI, Section 6.04 Zoned R-3; Article XXVII, Section 27.02 (A)(4); Article XXVII, Section 27.05(H)(2)

2. A 10-ft. rear yard setback variance (west) from the required 10-ft. rear yard setback to erect a 6-ft. privacy fence 0' from the lot line.

Article VI, Section 6.04 Zoned R-3; Article XXVII, Section 27.05(H)(2)

3. A 10-ft. side yard setback variance (north) from the required 10-ft. side yard setback to erect a 6-ft. privacy fence 0' from the lot line.

**E. AB-2019-23, Mike Riddle, unaddressed lot on Cushing St., 09-03-278-026**

The Petitioner is requesting 7 variances from Zoning Ordinance 78:

Article VI, Section 6.04 Zoned R-3:

- 1. A 15-ft. rear yard setback variance from the required 35-ft. rear yard setback (west) to build a house 20-ft. from the lot line.
- 2. A 15-ft. front yard setback variance from the required 30-ft. front yard setback to build a house 15-ft. from the lot line (east).

Article XXVII, Section 27.01(C)(1)(b) Lot Width 66 to 69 feet

- 3. A 2-ft. side yard setback variance from the required 9-ft. side yard setback to build a house 7-ft. from the lot line (north)
- 4. A 3-ft. side yard setback variance from the required 9-ft. side yard setback to build a house 6-ft. from the lot line (south)

Article XXVII, Section 27.03(C)(3)(b)(iii)

- 5. A 9-ft. setback variance from the required 20-ft. setback for structure to shoreline of a lake, to build a deck 11-ft. from the shoreline of a lake.

Article XXVII, Section 27.17(B)

- 6. A 1-ft. setback variance from the required 25-ft. setback for structure to wetland, to build a house 24-ft. from a wetland (south).

Article VI, Section 6.04 Zoned R-3:

- 7. A 19.24% lot coverage variance above the allowed 25% lot coverage for a total lot coverage of 44.24%.

**F. AB-2019-24, Claude Chapman, 3780 Waldon Rd., 09-19-400-022**

The Petitioner is requesting 2 variances from Zoning Ordinance No. 78:

Article XXVII, Section 27.02(A)(8) – Lot size over 2.5 acres

- 1. A 725 sq. ft. variance above the allowed 1,400 sq. ft. Maximum Floor Area of Detached Accessory Buildings to build a 2,000 sq. ft. pole barn, for a total Maximum Floor Area Of Detached Accessory Buildings of 2,125 sq. ft.
- 2. A 225 sq. ft. variance above the allowed 1,900 sq. ft. for a Total Maximum Floor Area of All Accessory Buildings of 2,125 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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