

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, JUNE 24, 2019 - 7:00 P.M.

TOWNSHIP HALL – 2525 JOSLYN ROAD

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 06-10-19, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2019-26, Randy McCoy, 633 N. Long Lake, 09-01-176-049

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

Article XXVII, Section 27.03(C)(3)(b)(ii) – Zoned R-3

1. A 13-ft. variance from the required 20-ft. rear yard setback for a deck, to construct a deck to be 7-ft. from the rear property line.

Article VI, Section 6.04 Zoned R-3:

2. An 11.51% lot coverage variance above the allowed 25% lot coverage for a total lot coverage of 36.51%.

B. AB-2019-23, Mike Riddle, unaddressed lot on Cushing St., 09-03-278-026 (postponed from 6/10/19)

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%.

C. AB-2019-25, The District Venue, 4005 S. Baldwin, 09-29-326-031

The Petitioner is requesting 1 variance from Sign Ordinance No. 153:

Section 7, Residential Zoned Areas – Ground Signs

1. A 20-ft. variance from the required 20-ft Road Right-of-Way setback, to erect a ground sign on the Road Right-of-Way line.

and, is requesting 1 variance from Zoning Ordinance #78:

Article XXVII, Section 27.05(4)

2. A 20-ft. variance from the required 20-ft. greenbelt separation area to have 0-ft. between parking and a road.

D. AB-2019-27, John & Jenny Wyatt, 890 Indianwood, 09-03-251-003

The petitioner is requesting 1 variance from Zoning Ordinance No. 78:

Article VI, Section 6.04 Zoned R-1

1. A 6.25-ft. variance from the required 10-ft. side yard setback (west), to build an addition to an existing home 3.7-ft from the side property line (west).

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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