

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS
***** A G E N D A *****
REGULAR MEETING – MONDAY, SEPTEMBER 23, 2019 - 7:00 P.M.
TOWNSHIP HALL – 2525 JOSLYN ROAD

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 08-26-19, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. **AB-2019-36, Brett Holsworth, 651 N. Blocki Ct., 09-11-410-013** (postponed from the 8/26/19 meeting)

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

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 10-ft. side yard setback variance (north) from the required 10-ft side yard setback for a 6-ft privacy fence to be erected 0-ft. from the side lot line (north).

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

2. A 30-ft. front yard setback variance (Rochester Dr.), from the required 30-ft front yard setback (duel frontage) for a 6-ft privacy fence to be erected 0-ft. from Rochester Dr.

B. **AB-2019-38, Gertrude Pearce/Bill Bader, 748 Waldon Rd., 09-27-201-017**

The petitioner is seeking 2 variances from Zoning Ordinance No. 78:

Article XXVII, Section 27.02(A)(8) Buildings, Structures, and Uses, for lot size over 2½ acres:

1. A 1,400 sq. ft. variance above the allowed 1,400 sq. ft. maximum floor area of detached accessory buildings to build a 2,400 sq. ft. detached pole barn in addition to an existing 400 sq. ft. shed/garage.
2. A 1,373 sq. ft. variance above the allowed 1,900 sq. ft. total maximum floor area of all accessory buildings to build a 2,400 sq. ft. detached pole barn in addition to an existing 473 sq. ft. attached garage and an existing 400 sq. ft. detached shed/garage.

C. **AB-2019-39, Kemp Building & Development/Ajax Bdg. Addition, 4879 Bald Mountain Rd., 09-36-300-003**

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

Article XXII, Section 22.04, Area and Bulk Requirements; Zoned SP-2:

1. A 26 ft. front yard setback variance (Dutton Road), from the required 150 ft. front yard setback to erect a building addition 124 ft. from a front property line.

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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