

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, OCTOBER 28, 2019 - 7:00 P.M.

TOWNSHIP HALL – 2525 JOSLYN ROAD

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 09-23-19, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2019-41, Allan & Penny Shults, 1770 Kinmount, 09-33-251-013

The petitioners are 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 (east) from the required 10-ft side yard setback for a 6-ft privacy fence to be erected 0-ft. from the side lot line (east).

Article VI, Section 6.04 Zoned R-1 & Article XXVII, Section 27.02(A)(4)

2. A 40-ft. front yard setback variance from the required 40-ft. front yard setback to erect two (2) 6-ft. fences 0-ft. from the front property line.

B. AB-2019-42, Eva Glover, 2522 Liter, 09-29-431-012

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

Article VI, Section 6.04 Zoned R-2 & Article XXVII, Section 27.02(A)(4)

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

Article XXVII, Section 27.02(A)(5)

2. A 3.5-ft variance above the 7.5 ft. mid-point measurement of the principal structure, to build a detached garage that measures 11-ft. to its mid-point.

C. AB-2019-40, Jeff Jundt, 3151 Crooked Lake Dr., 09-26-151-030, Re-Hearing

The petitioner is requesting a re-hearing of AB-2019-34 with new evidence. The variance request was for two (2) dimensional variances from Zoning Ordinance No. 78 (see Public Hearing notice published in the Lake Orion Review on July 24, 2019). The new evidence provided is as follows:

- There is insufficient space in the existing attached garage for petitioner's vehicles of necessity, which are used for enjoyment of the property, property maintenance, and to keep egress and ingress fully open throughout the year.
- There are a number of buildings similar to or larger than what the petitioner is proposing in the subdivision and on adjacent properties.
- Two of the petitioner's neighbors endorse the request.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

A. Memo from Planning & Zoning Coordinator

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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