

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, NOVEMBER 11, 2019 - 7:00 P.M.

TOWNSHIP HALL – 2525 JOSLYN ROAD

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 10-28-19, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2019-43, Anderson Family Financial/MRJ Sign Company, 4215 S. Baldwin, 09-32-126-039

The petitioner is requesting 2 variances from Sign Ordinance #153, Ground Signs Zoned RB:

1. A 24-sq. ft. ground sign area variance from the allowed maximum 64-sq. ft. (32-sq. ft. per side) to allow a ground sign area that is 88-sq. ft. (44-sq. ft. per side).
2. A 15-ft. road right-of-way setback variance from the required 20-ft. to allow a ground sign to be 5-ft from the road right-of-way.

In addition, 1 variance from Zoning Ordinance #78, Article XI, Section 11.04:

3. An 11.75-ft side yard setback variance from the required 15-ft side yard setback to allow a ground sign to be 3.25-ft. from a side yard lot line (north).

B. AB-2019-44, Michael McDevitt, 2001 Hillwood Dr., 09-23-227-036

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. rear yard setback variance (east) from the required 10-ft rear yard setback for a 6-ft. privacy fence to be erected 0-ft. from the rear lot line (east).

Article VI, Section 6.04 Zoned R-1 & Article XXVII, Section 27.05(H)(2)

2. A 40-ft. front yard setback variance (E. Scripps Rd.), from the required 40-ft front yard setback (duel frontage) for a 6-ft privacy fence to be erected 0-ft. from the northern property line.

C. AB-2019-45, Michael Stephenson, 2009 Hillwood Dr., 09-23-227-035

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

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

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

D. AB-2019-47, Kemp Building & Development/Ajax Bdg. Addition, 4855, 4879, 4881 & 4883 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 52.98 ft. front yard setback variance (Dutton Road), from the required 150 ft. front yard setback to erect a building addition 97.02-ft. from a front property line.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

Memo regarding Hardship vs Practical Difficulty

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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