

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING - MONDAY, JULY 12, 2021 – 7:00pm

ORION TOWNSHIP COMMUNITY CENTER, LOCATED AT 1335 JOSLYN RD, LAKE ORION, MI 48360.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 6-28-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2021-26, Good Shepherd Lutheran Church, 1950 S. Baldwin Road, 09-20-101-014

(postponed from the May 24th meeting)

The petitioner is requesting 4 variances from Sign Ordinance 153 Zoned Residential

Section 7 – Residential Zoned Areas; Ground Signs

1. A 1-ft. height variance from the allowed 6-ft. for a ground sign to be 7-ft. tall.
2. A 10-sq. ft. sign area variance from the allowed 35-sq. ft. for a ground sign to be 45-sq. ft.
3. A 25.6% EMC sign area variance from the allowed 30% (13.5-sq. ft.) for the EMC portion of a ground sign to be 55.6% (25-sq. ft.) of the total ground sign area (45-sq. ft.).
4. A 1mm EMC resolution variance above the maximum 25mm to allow a maximum EMC resolution of 26mm.

B. AB-2021-33, Eric J. Kaiser, 2925 Walmsley Circle, 09-20-452-010

The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2

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

1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence 0- ft. from the property line along Waldon Rd.
2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the east.
3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the west.

C. AB-2021-34, Theodore R. Younk, 3980 Maybee Road, 09-30-200-033

The petitioner is requesting 1 variance from Zoning Ordinance #78

Article V, Section 5.04, Zoned SF

1. A 12-ft. side yard setback variance from the required 20-ft. to build a shed 8-ft. from the side property line (east).

D. AB-2021-35, Gloria Sosa, 461 Heights, 09-11-307-015

The petitioner is requesting 4 variances from Zoning Ordinance #78 – Zoned R-3

Article XXVII, Section 27.01 (C)(1)(a):

1. A 10-ft. lot width variance from the required minimum 50-ft. lot width

Article VI, Section 6.04, Zoned R-3

2. A 2-ft side yard setback variance from the required 10-ft. to build a house & deck 8-ft. from the side property line (east)
3. A 2-ft. side yard setback variance from the required 10-ft. to build a house & deck 8-ft. from the side property line (west)
4. A 9.7% lot coverage variance above the allowed 25% for a total lot coverage of 34.7%.

E. AB-2021-36, Lawrence J. Sak, 980 Indianwood Road, 09-03-251-001

The petitioner is requesting 1 variance from Zoning Ordinance #78 -Zoned R-1

Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size 1 to 2.5 acres

1. A 461.46 sq. ft. variance above the allowed 1,000 sq. ft. Maximum Floor Area of All Detached Accessory Buildings to build a 720 sq. ft. detached shed in addition to an existing 741.46 sq. ft. detached garage for a total of 1,461.46 sq. ft. Maximum Floor Area of All Detached Accessory Buildings.

F. AB-2021-41, Orion Storage, 1761 W. Clarkston Rd., 09-16-226-001, & .648 acres of 09-16-200-002

The petitioner is seeking 8 variances from Zoning Ordinance #78 – Zoned LI

Article XVI, Section 16.04 – Area and Bulk Requirements

1. A 20-ft. side yard setback variance, from the required 25-ft., for a building to be 5-ft. from the property line (east).
2. A 12.52-ft. side yard setback variance, from the required 25-ft., for a building to be 12.48-ft. from the property line (west).
3. A 7.2% lot coverage variance, above the allowed 30%, for a total lot coverage of 37.20%.

Article XVI, Section 16.03(C)(3)

4. A 15-ft. off-street parking setback variance, from the required 20-ft., for parking to be 5-ft. from the property line (east).

Article XVI, Section 16.03(D)(2)

5. A 39-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 11-ft. (south).
6. A 37.52-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 12.48-ft. (west).
7. Interpretation of Zoning Ordinance #78, Section 16.03(D)(2), what width of greenbelt applies when adjacent to REC-2, if any?
8. A 45-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 5-ft. from a recreational use (east).

G. AB-2021-43, Kay Industrial, unaddressed parcel 09-35-400-044 (a parcel south of 100 Kay Industrial Dr.)

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned IP Article XVIII, Section 18.03(C)(3) & Article XXXV, Section 35.04(A)(4)(d)

1. An 8-ft. off-street parking setback variance, from the required 20-ft., for parking to be 12-ft. from the property line (south).

Article XVIII & Article XXXV

2. Section 18.03(D)(2), an 8-ft. greenbelt width variance, from the required 20-ft., for the greenbelt width to be 12-ft. (south) & Section 35.04(A)(8)(6), a 3-ft. greenbelt width variance, from the required 15-ft., (Lapeer Road Overlay District), for the greenbelt with to be 12-ft.

H. AB-2021-44, Kay Industrial, 50 Kay Industrial Dr., 09-35-400-033

The petitioner is seeking 6 variances from Zoning Ordinance #78 – Zoned IP Article XVIII, Section 18.03(C)(3) & Article XXXV, Section 35.04(A)(4)(d)

1. A 10-ft. off-street parking setback variance, from the required 20-ft., for parking to be 10-ft. from the property line (east).
2. A 10-ft. off-street parking setback variance, from the required 20-ft., for parking to be 10-ft. from the property line (south).

Article XVIII, Section 18.03(D)(2) & Article XXXV, Section 35.04(A)(8)(b)

3. A 10-ft. greenbelt width variance, from the required 20-ft., for the greenbelt width to be 10-ft. (east).
4. A 10-ft. greenbelt width variance, from the required 20-ft., for the greenbelt width to be 10-ft. (south).

Article XVIII, Section 18.03(I)(1) & Article XXXV, Section 35.04(B)(5)(a)

5. Seeking a variance, for a covered trash area to be in a side yard (east) instead of the required rear yard.

Article XVIII, Section 18.04

6. A 30-ft. front yard setback variance, from the required 50-ft., for a building to be 20-ft. from the front property line (Kay Industrial Drive).

6. PUBLIC COMMENTS

7. COMMUNICATIONS

- A. Date Certain Memo

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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