

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, OCTOBER 14, 2013 – 7:00 P.M.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 09-09-13, Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2013-22, Steven Holder, 1048 McClellan Street, Sidwell #09-01-412-017

The ruling on this request was postponed at the September 9, 2013 meeting to this agenda to obtain a legal opinion with regard to the change in the zoning law for a special use variance. The petitioner is seeking a variance from Zoning Ordinance No. 78, Article 6, Section 6.02, B, 2, to park a stake truck on a Single-Family Residential-3 (R-3) zoned property.

B. AB-2013-23, Joe Fornwall, 4177 Gregory Road, Sidwell #09-31-126-030

The Petitioner is seeking a variance from Zoning Ordinance No. 78, Article XXVII Section 27.02, A, 8, Lot Size over 2.5 acres, Total Maximum Floor Area of All Accessory Buildings, requesting a 490-square foot variance in Total Maximum Floor Area of All Accessory Buildings, above the allowed 1,900 square feet, in order to construct a 1,200-square foot detached accessory building that will result in Total Maximum Floor Area of All Accessory Buildings equaling 2,390 square feet.

C. AB-2013-24, Richard & Dawn Bischer, 581 N. Long Lake Boulevard, Sidwell #09-01-135-015

The Petitioner is seeking four variances from Zoning Ordinance No. 78, for an existing nonconforming deck:

1. Article VI, Section 6.07, R-3 Zoning District, Minimum Lot Setbacks, Front Yard – requesting a 21.56-foot front yard setback variance from the required 30-foot front yard setback for an existing deck 8.44 feet from the front property line.
2. Article XXVII, Section 27.03, C, 3, b. Yard and Bulk Requirements, Projections Into Required Yards, In Rear Yards, Decks – requesting a 11.51-foot rear yard setback variance from the required 20-foot rear yard setback for an existing deck 8.41 feet from the rear property line.
3. Article XXVII, Section 27.01, C, 1, b Nonconforming Lot Width 55 to 59 feet , Side Yard Setback – requesting a 7-foot side yard setback variance from the required 7-foot side yard setback for an existing deck zero feet from the west side property line.
4. Article VI, Section 6.07, R-3 Zoning District, Maximum Lot Coverage – requesting a 15% lot coverage variance, above the allowed maximum lot coverage of 25%, for an existing deck resulting in 40% lot coverage.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

8. COMMITTEE REPORTS

9. MEMBERS' COMMENTS

10. ADJOURNMENT

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.
