

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS**  
**\*\*\*\*\* A G E N D A \*\*\*\*\***  
**REGULAR MEETING – MONDAY, OCTOBER 28, 2013 – 7:00 P.M.**

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

A. 10-14-13, Regular Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

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

At the petitioner's request, the ruling on this request was postponed at the October 14, 2013 meeting to allow the petitioner to be present. 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.

**B. AB-2013-25, Steven Cyr, Vacant Lot #169, Lake Orion Groves Sub., Sidwell #09-03-458-001**

The petitioner is seeking three variances from Zoning Ordinance No. 78, to construct a detached structure:

1. Article XXVII, Section 27.02, A, 1, Requesting a variance to build a detached structure on a parcel without a principal structure.
2. Article XXVII, Section 27.02, A, 8, Lot Size Up to ½-acre, Maximum Floor Area of Detached Accessory Buildings – Requesting a 1,086-square foot variance in Maximum Floor Area of Detached Accessory Buildings, above the allowed 750 square feet, in order to construct a 1,836-square foot detached accessory building.
3. Article XXVII, Section 27.02, A, 8, Lot Size Up to ½-acre, Total Maximum Floor Area of All Accessory Buildings – Requesting a 686-square foot variance in Total Maximum Floor Area of All Accessory Buildings, above the allowed 1,150 square feet, in order to construct a 1,836-square foot detached accessory building.

**C. AB-2013-26, Fred Hengel, 462 Armada Island, Sidwell #09-11-304-007**

The petitioner is requesting four variances from Zoning Ordinance No. 78, to construct a detached structure, a boathouse.

1. Article XXVII, Section 27.17, B, Wetland Setbacks, All structures or buildings. Requesting a 25-foot variance from the required 25-foot setback to construct a boathouse.
2. Article XXVII, Section 27.02, A, 8, Lot Size Up to ½-acre Maximum Floor Area of Detached Accessory Buildings – Requesting a 1,350-square foot variance in Maximum Floor Area of Detached Accessory Buildings, above the allowed 750-square feet, in order to construct a 2,100-square foot detached accessory building.
3. Article XXVII, Section 27.02, A, 8, Lot Size Up to ½-acre Total Maximum Floor Area of All Accessory Buildings – Requesting a 1,017-square foot variance in Total Maximum Floor Area of All Accessory Buildings, exceeding the allowed 1,150-square feet, for a total accessory building square footage of 2,167- square feet.

**OVER-**

4. Article XXVII, Section 27.02, A. 5, Detached Accessory Buildings or Structures in residential districts shall not exceed the height of the principal building or structure as constructed. – Requesting a 6-foot height variance for a proposed 25-foot high accessory building, exceeding the principal structure height of 19 feet.

**D. AB-2013-27, Regina Meo, 838 Fairview, Sidwell #09-03-453-003**

The petitioner is seeking a variance from Zoning Ordinance No. 78, Article XXVII, Section 27.02, A, 8, Lot Size Up to ½-acre Maximum Floor Area of Detached Accessory Buildings – Requesting a 258-square foot variance in Maximum Floor Area of Detached Accessory Buildings, above the allowed 750 square feet, in order to construct a 432-square foot addition to an existing garage that will result in Maximum Floor Area of Detached Accessory Buildings equaling 1,008 square feet.

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS**

**8. COMMITTEE REPORTS**

**9. MEMBERS' 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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