

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, AUGUST 12, 2013 – 7:00 P.M.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 07-22-13, Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. AB-2013-15, Macedonio and Judith Gonzales, Regarding Vacant Parcel Sidwell #09-32-377-072 Located on the East Side of S. Baldwin Road. The Petitioner is appealing the decision of the Planning Commission on Case PC-2013-13, Sonic Restaurant Site Plan.

B. AB-2013-14-A, Fred Rafou, Sonic Restaurant, Sidwell #09-32-377-072: The petitioner is seeking two variances from Zoning Ordinance No. 78 to build a Sonic Drive-In/Drive-Thru Restaurant:

1. Article 34, Section 34.02, B, Use Group B, Minimum Side Yard, requesting a 10-foot variance from the required 20-foot side yard setback to build a restaurant ten feet from the north property line.
2. Article 34, Section 34.02, B, Use Group B, Minimum Side Yard, requesting a 4.45-foot variance from the required 20-foot side yard setback to build a drive-in canopy 15.55 feet from the south property line.

C. AB-2013-14-B, Fred Rafou, Sonic Restaurant Signage, Sidwell #09-32-377-072: The petitioner is requesting four variances from Sign Ordinance No. 138 to provide signage for a Sonic Drive-In/Drive-Thru Restaurant:

1. Section 8, B, Zoning District BIZ (GB-1), Ground Sign, Setback, requesting a 19.48-foot variance, from the required 30-foot road right-of-way setback, to install a ground sign 10.52 feet from the road right-of-way.
2. Section 8, B, Zoning district BIZ (GB-1) and 8, F, 3, a, requesting eight additional ground signs (menu boards), over the three ground signs allowed (one monument and two menu boards), to install a total of eleven ground signs (ten menu boards and one monument sign).
3. Section 8, B, Zoning District BIZ (GB-1), Maximum Number of Signs, Wall Sign, requesting nine additional wall signs, over the allowed one wall sign, to install a total of ten wall signs.
4. Section 8, B, Zoning District BIZ (GB-1), Wall Sign, Area, requesting a 68.04-square foot variance, above the allowed 40 square feet, to install wall signs equaling 108.04 square feet.

D. AB-2013-16, Joe Fornwall, 4177 Gregory Road, Sidwell #09-31-126-030: The Petitioner is seeking two variances from Zoning Ordinance No. 78, Article XXVII:

1. Section 27.02, A, 8, Lot Size over 2.5 acres, Maximum Floor Area of Detached Accessory Buildings, requesting a 392-square foot variance in Maximum Floor Area of Detached Accessory Buildings, above the allowed 1,400 square feet, in order to construct a 1,792-square foot detached accessory building that will result in the Maximum Floor Area of Detached Accessory Buildings equaling 1,792 square feet.
2. Section 27.02, A, 8, Lot Size over 2.5 acres, Total Maximum Floor Area of All Accessory Buildings, requesting a 1,111-square foot variance in Total Maximum Floor Area of All Accessory Buildings, above the allowed 1,900 square feet, in order to construct a 1,792-square foot detached accessory building that will result in Total Maximum Floor Area of All Accessory Buildings equaling 3,011 square feet.

E. AB-2013-17, Lee & Jessie Richmond, 352 Heights Road, Sidwell #09-11-326-011: The Petitioner is seeking two variances from Zoning Ordinance No. 78, in order to construct an addition to an existing home:

1. Article VI, Section 6.07, R-3 Zoning District, Minimum Lot Setbacks, Front Yard, requesting a 12.3-foot front yard setback variance from the required 30-foot front yard setback in order to construct an addition 17.7 feet from the front property line.
2. Article XXVII, Section 27.01, C, 1, b, Lot Width 60 to 65 feet, requesting a 3.6-foot side yard setback variance from the required 8-foot side yard setback in order to construct an addition to an existing home 4.4' from the side lot line (east side).

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.
