

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

******* MINUTES *******

REGULAR MEETING - MONDAY, AUGUST 12, 2013

The Charter Township of Orion Zoning Board of Appeals held a regular meeting on Monday, August 12, 2013 at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

ZBA MEMBERS PRESENT:

Dan Durham, Vice-Chairman	Don Walker, PC Rep. to ZBA
Lucy Koscierzynski, Board Member	Tony Cook (Alternate)
Mary Painter (Alternate)	

ZBA MEMBERS ABSENT:

Loren Yaros, Chairman	Mike Flood, BOT Rep. to ZBA
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CONSULTANTS PRESENT:

Tom Berger, Township Building Official
Dan Kelly, Township Attorney

OTHERS PRESENT:

Mack Gonzales	Judith Gonzales	Jeff Todd
Dave Clifford	Damon L. Garrett	Fred Rafou
Lee Richmond	Jessie Richmond	Joe Fornwall
David Plautz	Eugene McNabb	Gene McNabb, Jr.
Dan Rush	John Kimmel	Martin Scypinski
June L. Oliver	Don Hickmott	Craig Oliver
Pauline Eickholdt	Darrell Eickholdt	Matt Gibb
Eric Hersbrook	Phoebe Schutz	

1. OPEN MEETING

Acting Chairman Durham called the meeting to order at 7:00 p.m.

2. ROLL CALL

Mrs. Mary Painter and Mr. Tony Cook served as alternate board members in the absence of Mr. Loren Yaros and Mr. Mike Flood.

3. MINUTES

Moved by Board Member Walker, supported by Board Member Cook to approve the July 22, 2013 regular meeting minutes as presented. **Motion carried 7-0.**

4. AGENDA REVIEW AND APPROVAL

No changes were made to the agenda.

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

Acting Chairman Durham noted that the petitioner is appealing the decision of the Planning Commission on Case PC-2013-13, Sonic Restaurant Site Plan.

Mr. David Clifford, of 33630 Hillcrest, Farmington, Michigan, commented that he is appearing on behalf of Macedonio and Judith Gonzales. This is brought pursuant to Section 30.06, under which the Zoning Board of Appeals

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(ZBA) can either reverse, affirm, or modify a determination of the Planning Commission in whole or in part and shall have the power of the body from whom the appeal was taken. The basis for the appeal goes back to the Planning Commission regular meeting of June 19, 2013 when it was brought up that the driveway of the proposed Sonic Restaurant would be within 30 feet of residential property. There is a prohibition under Section 34.02,D, in a business zoning district that no parking area or driveway shall be closer than 30 feet to the adjacent property lines when the parcel abuts residentially zoned or use property. In fact, the driveway would be approximately ten feet from the boundary line.

Acting Chairman Durham noted that the Planning Commission made three waivers and he then inquired what is being appealed this evening.

Attorney Clifford replied that what is being appealed is the waiver of Section 34.02,D, Brown Road Innovation Zone (BIZ) Zoning District.

Acting Chairman Durham requested a clearer answer.

Attorney Clifford commented that the basis of the appeal, as under Section 30.06, as the ZBA steps into the shoes of the Planning Commission for purposes of considering the matter. The basis is that at the June 19, 2013 regular planning commission meeting, when these waiver matters were brought up, Mr. and Mrs. Gonzales had objections to that and at that point in time that matter was addressed by Mr. Scypinski by indicating that he would buy their property and they had a discussion off the record and it was understood that he was going to pay them \$175,000 and that they would be allowed to stay in possession until May 2014. They basically waived their objections during that meeting. It could have had an impact on the decisions of the Planning Commission that voted 4-3 in favor of allowing the waivers. So they believe that they should have the opportunity to address any matters of which they have objections at this time.

Board Member Walker noted that since he serves on the Planning Commission and was present and did vote on this at the June 19, 2013 meeting, that he is not allowed to vote tonight on case AB-2013-15 and that he should be recused from this case tonight. He would give input if the board or the public feels it would be right to do that.

Moved by Board Member Painter, supported by Acting Chairman Durham regarding case AB-2013-15, Macedonio and Judith Gonzales, regarding vacant parcel Sidwell #09-32-377-072, located on the east side of S. Baldwin Road, that Board Member Don Walker is recused from voting on this matter since he voted at the Planning Commission meeting. Roll call vote was as follows: Koscierzynski, yes; Painter, yes; Cook, yes; Durham, yes. **Motion carried 4-0** (Yaros and Flood were absent. Walker abstained.)

Acting Chairman Durham noted that two of the regular members of ZBA are out of town tonight and both of the alternate members are already serving on the board tonight, so with Mr. Walker being recused from voting, it will leave us with only four members to vote on this case. You would have to have three "yes" votes to pass a motion. You have the right to postpone

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this case until another meeting when you would have the attention of a full voting board. That is the choice of the petitioner.

Attorney Clifford noted that he has conferred with Mr. and Mrs. Gonzales and they would prefer to wait until there is a full board.

Acting Chairman Durham inquired whether they would be available for the August 26, 2013 regular meeting.

Mr. Dan Kelly, Township Attorney, noted that he's not quite sure that they should postpone it when there is a quorum tonight and it would be possible to have a vote tonight. It's not up to the petitioner whether they handle their appeal tonight. If the board feels that they want to postpone it, that's up to the board, but it shouldn't be up to the petitioner. They've applied, they're here today for the appeal, we do have a quorum of the board, and we should address it.

Attorney Clifford commented that they were not the ones making the proposal to postpone.

Board Member Painter noted that she wants the petitioner to realize that of the four members voting, they would have to have three votes to do it.

Attorney Kelly noted that it's still a quorum of the board. The board has full authority even with only four members present.

Attorney Clifford commented that he believes the board is trying to act fairly and equitably here and he and the Gonzales' appreciate that. They would like to wait until there is a full board.

Attorney Kelly commented that it would have to be by motion of the board.

Moved by Board Member Cook, supported by Board Member Painter regarding case AB-2013-15, Macedonio and Judith Gonzales, regarding vacant parcel Sidwell #09-32-377-072, located on the east side of S. Baldwin Road and that the petitioner shall be allowed **to postpone** until a full board is present to have a vote on this case. Roll call vote was as follows: Painter, yes; Cook, yes; Koscierzynski, no; Durham, yes. **Motion carried 3-1** (Yaros and Flood were absent. Walker abstained.)

The petitioner and members agreed to hear this case at the next regular meeting on Monday, August 26, 2013.

Attorney Clifford inquired whether the two zoning variances for Sonic Restaurant would also be postponed until that time.

Acting Chairman Durham replied, no the only thing postponed is the appeal.

Mrs. Gonzales inquired how that would affect Sonic from moving forward or not moving forward depending on what the decision is.

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Acting Chairman Durham replied, there is an appeal pending until August 26, 2013.

Mrs. Gonzales inquired, so they can't move forward until that appeal?

Mr. Gonzales noted, I thought it was pending on the appeal.

Acting Chairman Durham stated, on the success or lack of success of the appeal.

B. AB-2013-14-A, Fred Rafou, Sonic Restaurant, Sidwell #09-32-377-072

Acting Chairman Durham noted that 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; and, 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.

Mr. Damon Garrett, Operations Manager, Metro Consulting Associates, LLC, 45345 Five-Mile Road, Plymouth, Michigan 48170, was present and noted that they were told that they were going to wait based on the appeal and the discussion that just happened. If I'm understanding this correctly, we're able to go through items B and C and then they're no longer connected as they were.

Acting Chairman Durham commented that in his opinion, you will succeed or not based on the merits of items B and C, be able to put those into the book and wait for the success or lack of it of the appeal by the Gonzales'.

Mr. Garrett gave an overview of the case thus far how they alleviated the circulation issues and the revised plans. They are still working on the access management with Taco Bell and the engineers.

Board Member Cook inquired about the landscaping easement.

Mr. Garrett commented that they are open to negotiating an easement onto their property. They beefed up the landscaping in this area based on comments from the Planning Commission and that they would also provide additional landscaping to provide screening if the Gonzales' would be in favor of that. They got rid of the deciduous trees and put in evergreen trees back there.

Acting Chairman Durham offered time for public comments on this case.

Mr. David Clifford, of 33630 Hillcrest, Farmington, Michigan, commented that he is an attorney and is speaking on behalf of his clients, the Gonzales' and noted many negative effects that this project would have on the Gonzales'. The six-foot trees would not be adequate. This is too much of an encroachment and interference and nuisance.

Mrs. Judith Gonzales, 4884 Georgia Drive, referenced the June 7, 2013 OHM review letter and the June 18, 2013 Fire Chief's review letter.

Mr. Garrett noted that the revised plan did address those issues.

Mr. and Mrs. Gonzales showed picture slides of the site to members and noted the nuisances.

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Board Member Walker noted that tonight during this case they are only considering the variance request by Sonic.

Mrs. Gonzales noted that if these variances are granted, it will negatively affect their family.

Mr. Jeff Todd, a friend of the Gonzales', noted that he sells real estate. He suggested that Sonic purchase the Gonzales' property.

Mr. Matt Gibb, Deputy Executive, Oakland County, commented in support of this project.

Moved by Board Member Cook, supported by Acting Chairman Durham regarding case AB-2013-14-A and AB-2013-14-B, Fred Rafou, Sonic Restaurant, Sidwell #09-32-377-072, that 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; and, 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 and that the non-use variance **be granted**, because the petitioner did demonstrate that practical difficulties exist in this case. The petitioner's plight is due to unique circumstances of the property based upon the following: 1) the unique shape of the property; and, the need for the variance was not self-created based upon the previous sales and variances granted to adjacent properties. Roll call vote was as follows: Cook, yes; Walker, yes; Koscierzynski, no; Painter, no; Durham, yes. **Motion carried 3-2.**

C. AB-2013-14-B, Fred Rafou/Sonic Restaurant Signs, Sidwell #09-32-377-072

Acting Chairman Durham noted that 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; and, 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.

Mr. Damon Garrett, Operations Manager, Metro Consulting Associates, LLC, 45345 Five-Mile Road, Plymouth, Michigan 48170, was present and overviewed their request.

Board Member Walker inquired why they want such a large number of signs.

Mr. Garrett replied that they are requesting what corporate wants in order to get as much signage as they can. He then overviewed their signage plans.

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Mr. Rafou noted that the signs help them to advertise what they're selling and beautifies the building that much more. He noted that he would be willing to remove the sign in the back and remove the two signs in the front above the front doors, Full Menu All Day and Fresh Every Time.

Acting Chairman Durham offered time for public comments. None were given.

Moved by Board Member Koscierzynski, supported by Board Member Painter regarding case AB-2013-14-B, Fred Rafou/Sonic Restaurant Signs, Sidwell #09-32-377-072, **to grant** the petitioner's variance request (agenda item #5,C,1) from Sign Ordinance No. 138, 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. Because the petitioner did demonstrate that practical difficulties exist in this case and that he set forth facts, which show that it is in compliance with the strict letter of the ordinance, would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with the ordinance unnecessarily burdensome based on the following: 1)that the petitioner would not be able to install the sign without the variance. Roll call vote was as follows: Walker, no; Koscierzynski, yes; Painter, yes; Cook, yes; Durham, yes. **Motion carried 4-1.**

Moved by Board Member Painter, supported by Board Member Koscierzynski regarding case AB-2013-14-B, Fred Rafou/Sonic Restaurant Signs, Sidwell #09-32-377-072, **to grant** the petitioner's variance request (agenda item #5,C,2) from Sign Ordinance No. 138, Section 8, B, Zoning District BIZ (GB-1), Ground Sign, Setback, requesting a 19.48-foot Section 8, B, Zoning district BIZ (GB-1) and Section 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), that this is the way that the people who are at the restaurant will be able to order and to see what the menu is, therefore, it is needed. Roll call vote was as follows: Koscierzynski, yes; Painter, yes; Cook, no; Walker, no; Durham, yes. **Motion carried 3-2.**

Moved by Board Member Walker, supported by Board Member Koscierzynski regarding case AB-2013-14-B, Fred Rafou/Sonic Restaurant Signs, Sidwell #09-32-377-072, **to grant as revised**, the petitioner's variance request (agenda item #5,C,3) from Sign Ordinance No. 138, Section 8, B, Zoning District BIZ (GB-1), Ground Sign, Setback, for five additional wall signs, over the allowed one wall sign, to install a total of six wall signs. Because the petitioner did demonstrate that practical difficulties exist in this case and he was also willing to decrease his initial request. Roll call vote was as follows: Painter, yes; Cook, yes; Walker, yes; Koscierzynski, yes; Durham, yes. **Motion carried 5-0.**

Moved by Board Member Painter, supported by Board Member Cook regarding case AB-2013-14-B, Fred Rafou/Sonic Restaurant Signs, Sidwell #09-32-377-072, **to grant as revised**, the petitioner's variance request (agenda item #5,C,4) from Sign Ordinance No. 138, Section 8, B, Zoning District BIZ (GB-1), Wall Sign, Area, requesting a 44.78-square foot variance, above the allowed 40 square feet, to install wall signs equaling 84.78 square feet.

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Roll call vote was as follows: Cook, yes; Walker, no; Koscierzynski, yes; Painter, yes; Durham, yes. **Motion carried 4-1.**

Mr. Rafou inquired, now we have to wait until their appeal on the next hearing in order for us to proceed, correct?

Acting Chairman Durham commented, that would be correct.

D. AB-2013-16, Joe Fornwall, 4177 Gregory Road, Sidwell #09-31-126-030

Acting Chairman Durham noted that 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; and, 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.

Mr. Joe Fornwall, of 4177 Gregory Road, was present.

Acting Chairman Durham inquired why they are asking for such a large building.

Mr. Fornwall commented that they just moved into the home about a year ago. It has an oversized garage, so that is limiting the total square footage amount. He has items needed to care for the property and four-wheelers. He has so much of it in his garage right now that he has to park one of his vehicles outside. He also has woodworking tools that he will use in the woodshop area of the building.

Board Member Cook inquired how much storage they had at their previous home in comparison to this new home.

Mr. Fornwall noted that they had lived on a much bigger site that had two accessory buildings, so they have downsized much of their belongings, but still need the proposed building.

Board Member Walker inquired about the number of vehicles and equipment.

Mr. Fornwall commented that they have three vehicles, two four-wheelers, a large diesel tractor, and a zero-turn mower.

Board Member Walker inquired whether he had a woodworking retail business and also how much woodworking equipment he had.

Mr. Fornwall replied that he does not have a woodworking retail business and that he does have a lot of woodworking equipment. He had inherited it from his father and enjoys making furniture and knick-knacks.

Board Member Painter inquired whether he has any plans to use the building for a business.

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Mr. Fornwall replied no and also noted that they need the size of the building that they are requesting. He did re-work the building to make it come out to 1,456 square feet, which isn't 1,400, but it's much closer.

Acting Chairman Durham inquired whether Mr. Fornwall would like to adjust his variance request or would he like to stand with what he has. That is completely up to the petitioner.

Mr. Fornwall commented that he is willing to drop the total to 1,456 square feet.

Moved by Board Member Cook, supported by Board Member Walker regarding case AB-2013-16, Joe Fornwall, 4177 Gregory Road, Sidwell #09-31-126-030, that the petitioner is requesting a 56-square foot variance in Maximum Floor Area of Detached Accessory Buildings, above the allowed 1,400 square feet, in order to construct a 1,456-square foot detached accessory building that will result in the Maximum Floor Area of Detached Accessory Buildings equaling 1,456 square feet. I move that this request **be denied**, because the petitioner did not demonstrate that practical difficulties exist in this case. The petitioner's plight is not due to uniqueness of circumstances of the property, based upon the fact that these things were in their possession prior to purchasing the property. The problem is self-created based on the accumulation of things. Roll call vote was as follows: Walker, yes; Koscierzynski, yes; Painter, no; Cook, yes; Durham, no. **Motion carried 3-2.**

Acting Chairman Durham noted that since the first variance request has been denied, the second variance request is moot.

E. AB-2013-17, Lee and Jessie Richmond, 352 Heights Road, Sidwell #09-11-326-011

Acting Chairman Durham noted that 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; and, 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).

Mr. David Plautz, of Crest Homes, commented that he is under contract with the Richmond's to construct the addition.

Mr. Lee Richmond commented that they purchased the property one year ago with the intent of making it their permanent residence. They are planning to do a complete remodel of the existing house. They wanted to get indoor parking and this would allow them to have a two-car garage on the lower level as well as a sitting room and storage. The main reason is to extend the garage area. There will be some sort of retaining wall there even if they're not allowed this variance.

Mr. Tom Berger, Building Official, commented that the Richmond's came to the Building Department to speak with him and explained that they have more than enough room for the distance from where the road edge is and where the

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driveway is going to go to the home. It's just that the lot lines and the way that this thing sets back, it's 33 feet down through there from the road back, so the road is not in the center of the actual right-of-way, so they actually have more property on their side to the road's edge, which allows them a safer ability to get out, but it's the lot line we're talking about for the setback.

Acting Chairman Durham offered time for public comments.

Mr. Eric Hersbrook, of 348 Heights Road, commented that he lives next door to the subject site. He inquired whether the addition would make their house closer to their home.

Mr. Richmond replied, no it's just the opposite. It would not be encroaching on your property.

Mr. Berger agreed.

Mr. Hersbrook noted that his house was built in 1910 and he is concerned that it may not be sound enough to withstand the construction that will be occurring so close to his house. The foundation is made from cinder blocks and he is concerned about how much vibration will be going on.

Acting Chairman Durham noted that those issues are not in the purview of this board and to call the Building Department for some clarification.

Mr. Hersbrook noted that he wrote a letter to the Building Department and requested that somebody inspect his property to see if it would meet the appropriate conditions and safeguards for the construction that will be going on.

Mr. Berger commented that if there is something that is done next door to develop this other property that causes you damages, it's a civil matter between yourself and your neighbor. It's hard for me to say what may or may not occur to your property based on what they do. Just judging from conversations that I had with the owners and also the builder, I don't believe there will be any type of heavy construction going on, but we're not allowed to come into your home and do an inspection of your home prior to your neighbor doing the work next door. We wouldn't want anything to happen to your home, but if it did, it is a civil matter between yourself and your neighbor.

Mr. Hersbrook noted that he is only concerned about his home.

Acting Chairman Durham briefly overviewed the building process and that something that may or may not happen is beyond the purview of this board.

Board Member Walker explained further and noted that they do look out for the safeguarding of our community, but they can't predict. In this process, they would not do anything intentionally that would hurt his property. You both have the same right to be here and we try to treat everyone fairly.

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Mr. Plautz noted, I would like to assure Mr. Hersbrook that one of the first things we do when we start a project is that we go to all the neighbors and give them our business card. We are fully insured in case of any kind of accident or anything that would happen against your house and we would take care of it. I've been building for 46 years and I've run into every kind of situation and I take the responsibility very seriously. I will come over and introduce myself and show you the plans and how we're doing everything.

Mr. John Kimmel, of 344 Heights Road, commented that he lives on the other side of the petitioner. He has reviewed their drawings and he believes that they have taken a conservative approach on improving their property. Neighbors on the other side of his house are not here today, but they too are in support of this project. He believes it will enhance the area.

Moved by Board Member Painter, supported by Acting Chairman Durham regarding case AB-2013-17, Lee and Jessie Richmond, 352 Heights Road, Sidwell #09-11-326-011, that 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; and, 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). I moved that the petitioner's request for a non-use variance **be granted**, because the petitioner demonstrated that practical difficulties exist in this case and they set forth facts, which show that the property was created as a summer cottage and improvements would render it a year-around home. Other homes in the area have been improved. Improvements and adjustments are restricted due to the north and west side of the property, which is the lake. Roll call vote was as follows: Koscierynski, yes; Painter, yes; Cook, yes; Walker, yes; Durham, yes. **Motion carried 5-0.**

6. PUBLIC COMMENTS

Public comments were heard.

7. COMMUNICATIONS

Acting Chairman Durham noted that copies were received of the Board of Trustees meeting minutes and Planning Commission meeting minutes in the meeting packets for members' information as well as a letter from a local resident, which was not related to anything on this agenda tonight.

8. COMMITTEE REPORTS

None due at this time.

9. MEMBERS' COMMENTS

Acting Chairman Durham thanked board members for their support tonight.

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10. ADJOURNMENT

Moved by Board Member Painter, supported by Board Member Koscierzynski to adjourn at 9:48 p.m. **Motion carried unanimously.**

* Attachment