

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS

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

REGULAR MEETING – MONDAY, AUGUST 26, 2013 – 7:00 P.M.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 08-12-13, 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-2013-18, Par-Tech, 139 Premier Drive, Sidwell #09-35-451-003

The petitioner is seeking a variance from Zoning Ordinance No. 78, Article 18, Section 18.05, J, 1 to allow a covered trash area in the front yard.

C. AB-2013-19, Gaye Rankin, 1398 Kempster, Sidwell #09-10-301-025

The petitioner is seeking a variance from Zoning Ordinance No. 78, Article 6, Section 6.07, Zoning R-3, Minimum Lot Setbacks, Front Yard--Requesting a 19-foot front yard setback variance from the required 30 feet, to install a covered walkway and attached garage 11 feet from the front lot line.

D. AB-2013-20, Steven Cyr, Vacant Lot #169 Lake Orion Groves Sub., Sidwell #09-03-458-001

The petitioner is seeking four variances from Zoning Ordinance No. 78 to build a detached structure:

1. Article 27, Section 27.02, A, 1--Requesting a variance to build a detached accessory structure on a parcel without a principal structure.
2. Article 27, Section 27.02, A, 8, Lot Size Up to 1/2 acre, Maximum Floor Area of Detached Accessory Buildings -- Requesting a 1,841.46-square foot variance in Maximum Floor Area of Detached Accessory Buildings, above the allowed 750 square feet, in order to construct a 2,591.46-square foot detached accessory building.
3. Article 27, Section 27.02, A, 8, Lot Size Up to 1/2 acre, Total Maximum Floor Area of All Accessory Buildings -- Requesting a 1,441.46-square foot variance in Total Maximum Floor Area of All Accessory Buildings, above the allowed 1,150 square feet, in order to construct a 2,591.46-square foot detached accessory building .
4. Article 6, Section 6.07, Zoning R-3, Minimum Lot Setbacks, Front Yard--Requesting a 20-foot front yard setback variance, from the required 30 feet, to construct a detached structure ten feet from the front property line.

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.
