

**CHARTER TOWNSHIP OF ORION**  
**ZONING BOARD OF APPEALS AGENDA**  
**Regular Meeting – Monday, March 26, 2018 – 7:00 P.M.**  
*Orion Township Hall*

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**1) OPEN MEETING**

**2) ROLL CALL**

**3) MINUTES**

A. 02-26-2018, Regular Meeting Minutes

**4) AGENDA REVIEW AND APPROVAL**

**5) ZBA CASES**

A. *AB-2018-04: Dustin Kary, 362 Shorewood Court, 09-03-405-013*  
(Tabled from 2/26/18 ZBA Meeting)

i. The petitioner is requesting three (3) variances from Zoning Ordinance No. 78, Article 6, Section 6.07, District: R-3:

1. A 6' 10" rear yard variance, from the allowed 35', to build an addition 29' 2" from the rear property line (lake side).
2. A 11.6% lot coverage variance, beyond the allowed 25%, to build a 453.33 sq. ft. addition which results in 36.6% lot coverage.
3. A 27' 6" front yard variance, from the allowed 30' to allow the construction of a second story over the first story 2' 6" from the front property line.

ii. The petitioner is requesting two (2) variances, from Zoning Ordinance No. 78, Article 27, Section 27.01.C.1.b

1. A 1'6" side yard variance, from the allowed 6', to build an addition 4' 6" from the side property line (north side).
2. A 1' side yard variance, from the allowed 6', to allow the construction of a second story on the current home 5' from the side property line (south side).

B. *AB-2018-06: Gary Rzewnicki, 1456 Kempster St., 09-10-307-032*

i. The petitioner is requesting a variance from Zoning Ordinance No. 78, Article 5, Section 5.29, District: SR

1. A 10' side yard variance to allow a new home to be built 10' from the allowed 20' side yard setback.

C. *AB-2018-07: Heather (Wilsher) Dixon, 682 Pleasant Ridge, 09-12-303-003*

- i. The petitioner is requesting a variance from Zoning Ordinance No. 78. Article 27, Section 27.02. A.5.:
  1. A variance to build a detached garage (14'3") which is 1' 9" taller than the principal structure (12' 6")
- ii. The petitioner is requesting 2 variances from Zoning Ordinance No. 78. Article 27, Section 27.02. A.8. (Up to ½ Acre):
  1. A 248 sq. ft. variance above the allowed 1,150 sq. ft. total maximum floor area of all accessory buildings for lots up to ½ acre, to build a detached garage that would bring the total maximum floor area of all accessory buildings to 1,398 sq. ft.
  2. A 312 sq. ft. variance above the allowed 750 sq. ft. maximum floor area for detached accessory buildings up to ½ acre, to build an 864 sq. ft. garage that would then bring the total detached accessory building square footage to 1,062 sq. ft.
- iii. The petitioner is requesting a variance from Zoning Ordinance No. 78, Article 6, Section 6.07 District R-3:
  1. A 10' front yard setback variance from the required 30' to build a detached garage 20' from the property line (Summer Ave)

D. Clarification of the Motion on AB-2018-05: Admiral Real Estate, LLC, 799 Lapeer Rd, 09-11-477-033

6) **PUBLIC COMMENT**

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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