

CHARTER TOWNSHIP OF ORION
ZONING BOARD OF APPEALS AGENDA
Regular Meeting – Monday, April 9, 2018 – 7:00 P.M.
Orion Township Hall

1) **OPEN MEETING**

2) **ROLL CALL**

3) **MINUTES**

A. 03-26-2018, Regular Meeting Minutes

4) **AGENDA REVIEW AND APPROVAL**

5) **ZBA BUSINESS – 4 Cases**

A. AB-2018-08: Greg Haase, 552 Fernhurst Court, 09-03-254-037

The petitioner is requesting 5 variances from Zoning Ordinance No. 78:

Article 6, Section 6.07, District: R-3

1. A 12 % lot coverage variance above the allowed 25% to build a new home and deck/stairway and allow a 37% lot coverage.
2. A 4% lot coverage variance above the previously granted 32% lot coverage to build a stairway from the deck for a 36% lot coverage
3. A 12.4' rear yard setback variance from the required 35' rear yard setback to build a deck 22.6' from the rear property line.

Article 27:

3. Section 27.01.C.1.b: A .54' side yard setback variance (South Side) from the required 6' side yard setback to build a home 5.46' from the side property line (South).
4. Section 27.05.H: A 6' side yard variance to allow a 6' tall privacy fence on the south property line.

B. AB-2018-09: Nicole Beardslee, 384 Shorewood Ct., 09-03-405-011

The petitioner is requesting 2 variances from Zoning Ordinance No. 78:

Article 6, Section 6.07, District: R-3:

1. A 1.7% lot coverage variance above the allowed 25% to build an attached garage and allow a 26.7% lot coverage.

Article 27, Section 27.01.C.1.b:

2. A 4.5' side yard setback variance from the required 8' side yard setback to build an attached garage 3.5' from the side property line (North).

C. AB-2018-10: *John Vidican, 3830 Hi Dale Dr., 09-26-478-011*

The petitioner is requesting 3 variances from Zoning Ordinance No. 78:

Article 6, Section 6.07, District: R-1:

1. A 7' side yard variance from the required 10' side yard setback to build a detached garage 3' from the side yard property line (South).

Article 27, Section 27.02.A.:

2. *Section A.8. (Up to ½ Acre):* A 92 square feet variance above the allowed 1,150 Total Maximum Square Footage of All Accessory Buildings to build a 750 square foot detached garage for a Total Maximum Square Footage of 1,242.
3. *Section A.5:* A 3.54' height variance above the height of the principal structure of 12.02' to build a detached garage 15.56' in height.

D. AB-2018-11: *Michael Dufty, 677 King Cir., 09-10-283-014*

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

1. A 2.66' side yard setback variance (East Side) from the required 10' side yard setback to build an addition 7.34' from the property line.
2. A 2.27' side yard (West Side) variance from the required 10' side yard setback to build an addition 7.73' from the side property line.
3. A 3% lot coverage variance above the allowed 25% to build an addition and allow for a 28% lot coverage.

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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