The Charter Township of Orion Zoning Board of Appeals meeting will be held in-person at the above address. Due to ongoing health concerns arising out of COVID-19 and the possible need to comply with Covid related orders or regulations, the Township may need to hold and reserves the right to convert the in-person public meeting to a video conference as explained below. All persons wishing to attend the meeting should plan on doing so in-person, but should monitor the Township’s website at oriontownship.org or contact the Township Planning & Zoning Department to obtain updates on the meeting status and whether in-person and/or video conferencing will be permitted.

The following is information IF the meeting is conducted via video conference - GoToMeeting - Access code 914-793-997 or VIA TELEPHONE 1-(872) 240-3412 Access Code 914-793-997.

1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 3-22-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL
   A. Memo from Lynn Harrison, Planning & Zoning Coordinator

5. ZBA BUSINESS
   A. **AB-2021-04, Charles De Palma, 2698 Wareing Dr., 09-20-376-008**
      The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2
      Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)
      1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence
         0-ft. from the property line along Baldwin Rd.
      2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence
         0-ft. from the side property line to the north.
      3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence
         0-ft. from the side property line to the south.
   
   B. **AB-2021-06, Francis-Luna Guillermo, 2686 Wareing Dr., 09-20-376-006**
      The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2
      Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)
      1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence
         0-ft. from the property line along Baldwin Rd.
      2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence
         0-ft. from the side property line to the north.
      3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence
         0-ft. from the side property line to the south.
C. AB-2021-07, Kenneth Houck, 2692 Wareing Dr., 09-20-376-007

The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence 0- ft. from the property line along Baldwin Rd.

2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the north.

3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the south.

D. AB-2021-08, Robert Sprague, 2704 Wareing Dr., 09-20-376-009

The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence 0- ft. from the property line along Baldwin Rd.

2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the north.

3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the south.

E. AB-2021-09, Ronald Peshl, 2734 Wareing Dr., 09-20-376-020

The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence 0- ft. from the property line along Baldwin Rd.

2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the north.

3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the south.

F. AB-2021-10, Gary McHalpine, 2710 Wareing Dr., 09-20-376-010

The petitioner is requesting 3 variances from Zoning Ordinance #78 – Zoned R-2

Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)

1. A 35-ft. front yard setback variance from the required 35-ft. to erect a 6-ft. privacy fence 0- ft. from the property line along Baldwin Rd.

2. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the north.

3. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0- ft. from the side property line to the south.
G. **AB-2021-05, Robert Cavanagh, 893 Indianwood, 09-03-252-010**

The petitioner is requesting 2 variances from Zoning Ordinance #78 – Zoned R-3

Article XXVII, Section 27.02 – Lot size over 2.5 acres

1. A 1,263-sq. ft. variance above the allowed 1,400-sq. ft. Maximum Floor Area of All Detached Accessory Buildings for a 1,440-sq. ft. pole barn, an 843-sq. ft. pumphouse, a 260-sq. ft. gazebo, and a 120-sq. ft. greenhouse.

2. A 1,339-sq. ft. variance above the allowed 1,900-sq. ft. Maximum Floor Area of All Accessory Buildings for a 576-sq. ft. attached portico, a 1,440-sq. ft. pole barn, an 843-sq. ft. pumphouse, a 260-sq. ft. gazebo, and a 120-sq. ft. greenhouse.

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS**

A. Date Certain Memo

**8. COMMITTEE REPORTS**

**10. MEMBER COMMENTS**

**11. 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.