1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 7-26-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

A. **AB-2021-38, Kyle Loveday, 820 Merritt Ave., 09-10-429-037**
   The petitioner is seeking 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 10-ft. rear yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence 0-ft. from the rear property line.
   2. An 8-ft. side yard setback variance from the required 8-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line (south).
   3. An 8-ft. side yard setback variance from the required 8-ft. to erect a 6-ft. privacy fence 0-ft. from the side property line (north).

B. **AB-2021-39, Julia Klee, 890 Buckhorn Dr., 09-11-454-007**
   The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-3
   
   Article VI, Section 6.04
   1. An 18-ft. front yard setback variance from the required 30-ft. to erect a 6-ft. privacy fence 12-ft from the front property line (Buckhorn Dr.).
   
   Article XXVII, Section 27.02(A)(4) & Article XXVII, Section 27.05(H)(2)
   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 (south).

C. **AB-2021-36, Lawrence J. Sak, 980 Indianwood Road, 09-03-251-001** (postponed from the 7/12/2021 ZBA Meeting)
   The petitioner is requesting 1 variance from Zoning Ordinance #78 -Zoned R-1
   
   Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size 1 to 2.5 acres
   1. A 461.46 sq. ft. variance above the allowed 1,000 sq. ft. Maximum Floor Area of All Detached Accessory Buildings to build a 720 sq. ft. pole barn in addition to an existing 741.46 sq. ft. detached garage for a total of 1,461.46 sq. ft. Maximum Floor Area of All Detached Accessory Buildings.
D. **AB-2021-41, Orion Storage, 1761 W. Clarkston Rd., 09-16-226-001, & .648 acres of 09-16-200-002** (postponed from the 7/12/2021 ZBA meeting)

The petitioner is seeking 8 variances from Zoning Ordinance #78 – Zoned LI

**Article XVI, Section 16.04 – Area and Bulk Requirements**

1. A 20-ft. side yard setback variance, from the required 25-ft., for a building to be 5-ft. from the property line (east).
2. A 12.52-ft. side yard setback variance, from the required 25-ft., for a building to be 12.48-ft. from the property line (west).
3. A 7.2% lot coverage variance, above the allowed 30%, for a total lot coverage of 37.20%.

**Article XVI, Section 16.03(C)(3)**

4. A 15-ft. off-street parking setback variance, from the required 20-ft., for parking to be 5-ft. from the property line (east).

**Article XVI, Section 16.03(D)(2)**

5. A 39-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 11-ft. (south).
6. A 37.52-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 12.48-ft. (west).
7. **Interpretation of Zoning Ordinance #78, Section 16.03(D)(2), what width of greenbelt applies when adjacent to REC-2, if any?**
8. A 45-ft. greenbelt width variance, from the required 50-ft., for the greenbelt width to be 5-ft. from a recreational use (east).

E. **AB-2021-46, Diane & James Zawal, 733 Buckhorn, 09-11-456-019**

The petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-3

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

1. A 10-ft. side yard setback variance from the required 10-ft. to erect a 6-ft. privacy fence on the side property line (north).

6. **PUBLIC COMMENTS**

7. **COMMUNICATIONS**

8. **COMMITTEE REPORTS**

9. **MEMBER 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.