1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 10-25-2021, ZBA Regular Meeting Minutes
   B. 10-11-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS
   A. **AB-2021-60, Fastsigns of Birmingham (Silver Spruce wall signs), 3901 S. Lapeer Road, 09-26-452-017**
      The petitioner is seeking 1 variance from Sign Ordinance #153 – Zoned PUD
      Section 7, Non-Residential Wall Signs
      1. A variance for 4 additional wall signs for a total of 5 wall signs totaling 98.23-sq. ft.
   
   B. **AB-2021-55, Tim Petersen, Vacant Parcel, #09-20-256-012, East of 2585 Browning**
      (postponed from 10/11/2021 Meeting)
      The petitioner is seeking 3 variances from Zoning Ordinance #78
      Article VI, Section 6.04, Zoned R-2
      1. A 9.73-ft front yard setback variance from the required 35-ft. to build a house 25.27-ft. from the front property line.
      2. A 12.85-ft. rear yard setback variance from the required 35-ft. to build a house 22.15-ft. from the rear property line.
      Article XXVII, Section 27.02 (A)(8) Buildings, Structures, and Uses, for lot size up to ½ acres
      3. A 1,146-sq. ft. variance from the allowed 1,150-sq. ft. total maximum floor area of all accessory buildings to construct a 1,484-sq. ft. attached garage and an 812-sq. ft. attached accessory building for a total of 2,296-sq. ft. total maximum floor area of all accessory buildings.

   C. **AB-2021-61, Tyler Downie, 4745 Jamm Rd., 09-33-426-017**
      The petitioner is seeking 2 variances 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. for a 6-ft. privacy fence to be 0-ft. from the side property line (south).
      2. 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.
D. **AB-2021-62, Brian Luck, 190 Eastview St., 09-12-201-028**

The petitioner is seeking 2 variances from Zoning Ordinance #78 – Zoned R-1

Article XXVII, Section 27.02(A)(8) – Lot Size 1 to 2.5 Acres

1. A 440-sq. ft. variance above the allowed 1,000-sq. ft. maximum floor area of all detached accessory buildings to build a 1,440-sq. ft. detached garage.

2. A 576-sq. ft. variance above the allowed 1,500-sq. ft. maximum floor area of all accessory buildings to build a 1,440-sq. ft. detached garage in addition to an existing 636-sq. ft. attached garage.

E. **AB-2021-57, James Garris, 215 N. Conklin Road, 09-01-403-014**

(postponed from 10/25/2021 Meeting)

The petitioner is seeking 2 variances from Zoning Ordinance #78

Article VI, Section 6.02(N)(3), Zoned R-3

1. A 27-ft. front yard setback variance from the required 40-ft. to install an inground pool 13-ft. from the front property line along De Goff Ct.

2. A 21.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 18.5-ft. from the front property line along Orion Ter.

6. **PUBLIC COMMENTS**

   A. 2021 Meeting Dates

   B. Memo Regarding Meeting Procedure

7. **COMMUNICATIONS**

8. **COMMITTEE REPORTS**

9. **MEMBER 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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