

**CHARTER TOWNSHIP OF ORION
ZONING BOARD OF APPEALS AGENDA
MONDAY, MAY 23, 2022 - 7:00 PM
ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM
2323 JOSLYN ROAD
LAKE ORION, MI 48360**

1. OPEN MEETING

2. ROLL CALL

3. MINUTES

A. 05/9/2022, ZBA Regular Meeting Minutes

2

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

10

A. AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031 (postponed from 4/25/2022 meeting)

11

The petitioner is seeking 3 variance from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-3

1. A 3-ft. front yard setback variance from the required 30-ft. to construct a new home with an attached garage 27-ft. from the front property line (road side).

2. A 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north)

3. A 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62%.

B. AB-2022-19, Terri Chapman, 2740 Judah Rd., 09-32-200-029

43

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

Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 1,260-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to build a 2,660-sq. ft. pole barn.

2. A 1,289-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 2,660-sq. ft. pole barn in addition to an existing attached 529-sq. ft. garage.

C. AB-2022-20, Ronald Gentry, 1031 Elm Ave., 09-15-126-003

66

The petitioner is seeking 3 variances from Zoning Ordinance #78 – Zoned SE

Article V, Section 5.04

1. A 40-ft. front yard setback variance from the required 40-ft. to construct a pole barn 0-ft. from the front property line along Elm Ave.

Article XXVII, 27.02(8) - Lot size over 2.5 acres

2. A 1,000-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to build a 2,400-sq. ft. pole barn.

3. A 2,300-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 2,400-sq. ft. pole barn in addition to a 1,800-sq. ft. attached garage.

D. AB-2022-21, Sean Awdish, 3901 S. Lapeer Rd., 09-26-452-017

85

The petitioner is seeking 1 variance from Sign Ordinance #153 – Zoned PUD

1. A variance for 5 additional wall signs above the 1 allowed/approved for a total of 6 wall signs totaling 107.39-sq. ft.

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 Penny S. Shults, Clerk, at (248) 391-0304, ext. 4001, at least seventy-two hours in advance of the meeting to request accommodations.

CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS
******* MINUTES *******
REGULAR MEETING – MONDAY, May 9, 2022 – 7:00 PM

The Charter Township of Orion Zoning Board of Appeals held a regular meeting on Monday, May 9, 2022, at 7:00 pm at the Orion Township Community Center, 2323 Joslyn Road, Lake Orion, Michigan 48360.

ZBA MEMBERS PRESENT:

Dan Durham, Chairman
Mike Flood, BOT Rep to ZBA
Don Walker, PC Rep to ZBA
Diane Dunaskiss, Board member

ZBA MEMBERS ABSENT:

Tony Cook, Vice-Chairman

CONSULTANT PRESENT:

David Goodloe, Building Official

OTHERS PRESENT:

1. OPEN MEETING

Chairman Durham called the meeting to order at 7:00 pm.

2. ROLL CALL

3. MINUTES

A. 04-25-2022, ZBA Regular Meeting Minutes

Board member Dunaskiss moved, seconded by Trustee Flood, to approve the 04-11-2022 minutes as presented.

Motion Carried 4-0

B. 04-25-2022, Special Meeting Minutes

Trustee Flood moved, seconded by Chairman Durham, to approve the 04-25-2022 Special Meeting minutes as presented.

Motion Carried 4-0

4. AGENDA REVIEW AND APPROVAL.

Trustee Flood moved, seconded by Board member Dunaskiss, to approve the agenda as presented.

Motion Carried 4-0

5. ZBA BUSINESS

A. AB-2022-15, James Garris, 215 N. Conklin Road, 09-01-403-014

Chairman Durham read the petitioners request as follows:

The petitioner is seeking 2 variances from Zoning Ordinance #78
Article VI, Section 6.02(N)(3)

1. A 23.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 16.5-ft. from the front property line along De Goff Ct.
2. A 30-ft. front yard setback variance from the required 40-ft. to install an inground pool 10-ft. from the front property line along Orion Ter.

Mr. Garris (Mr. James Garris' son) introduced himself to the Board.

Chairman Durham asked about the handwritten drawing that was included in the packet. He asked if it was to scale. He stated that the property is surrounded by front yards.

Mr. Garris stated that the measurements on the drawing are accurate.

Board member Walker asked if there were any stakes.

Mr. Garris replied no.

Board member Walker concurred with Chairman Durham and agreed that he did not see how a pool would fit in the area indicated. He asked if the property had been surveyed.

Mr. Garris replied that he has not had the property professionally surveyed.

Mr. Garris stated that the deck will be removed. He pointed out the 13-foot distance on the drawing and said that this is where the current deck is.

Trustee Flood asked what type of privacy fence is going around the pool.

Mr. Garris stated that it will be the same type of fence that is currently along the north side of the back property. It is a solid fence.

Trustee Flood stated that he is concerned about the setbacks and the corner sight distances.

Mr. Garris stated that the privacy fence is going almost all of the way. At the southwest corner where the telephone pole is, he doesn't have the fence running across the 45 degrees to allow for sight.

Board member Dunaskiss asked if it was a 6-foot fence.

Mr. Garris replied it is a 4-foot fence along the west lot line and the south lot line.

Board member Walker asked how much space is going to be between the fence and the pool's edge.

Mr. Garris replied 16 feet, 6 inches on the south line and 10 feet on the west line.

Trustee Flood confirmed that the fence would not be in the corner.

Board member Walker stated that he is concerned that cars would not be able to see, and this would impact the traffic. The neighbors agree but because it is so small that he worries about sight distance.

Building Official Goodloe stated that if it is a lockable cover, they do not need a fence all the way around.

Mr. Garris confirmed that there is not a fence in the corner where Board member Walker has a concern. He is going to place landscaping around the pool, but this will not affect sight distance. He plans on using ornamental grass.

Board member Walker asked Building Official Goodloe if the variance was approved based on the fact that there is a lockable cover, would someone from the department go out and verify.

Building Official Goodloe answered yes, the lockable cover would need to be inspected and they would also inspect to make sure that the sight distance is not affected.

Chairman Durham asked if there was any public comment.

No public comment was heard.

Trustee Flood asked if there were any letters received by the Township.

Chairman Durham confirmed that there was one letter received that had no issue with the project.

Trustee Flood read a letter into the record from Lail Gulley, 236 Orion Terrace, that supported the project dated April 29, 2022. He also read a letter dated April 27, 2022 from a neighbor adjacent to the subject property, Justin and Carly Heirs, who have no issue with the project or the variances requested. The Fire Marshall also submitted a letter expressing no concerns about this project.

Board member Walker moved, seconded by Trustee Flood, that in the matter of ZBA case AB-2022-15, James Garris, 215 N. Conklin Road, 09-01-403-014 that the petitioner's request for 2 variances from Zoning Ordinance #78 Article VI, Section 6.02(N)(3) including a 23.5-ft. front yard setback variance from the required 40-ft. to install an inground pool 16.5-ft. from the front property line along De Goff Ct. and a 30-ft. front yard setback variance from the required 40-ft. to install an inground pool 10-ft. from the front property line along Orion Ter. be granted because the petitioner did demonstrate the following standards for variance have been met in this case and that they set forth facts that show:

1. The petitioner does show the following practical difficulty: due to the uniqueness of the property and it is not related to the general conditions in the area of the property. The petitioner's property has three front yard setbacks therefore complicating the issue of how much room there is to move in from each of the front yard setbacks.

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in this same district or zone: as was indicated, this property has three front yard setbacks, and the petitioner has indicated that the pool will have a locking top that will be installed and in use whenever the pool is not being used.

3. The variance is also necessary for the preservation and enjoyment of a substantial property right posed by others in the same zone or vicinity based on the fact they have to meet three front yard setbacks.

4. The granting of the variance or modification will not be materially detrimental to public welfare or materially injurious to the property or to the improvements in such zone or district in which the property is located.

5. Granting this variance will not impair an adequate supply of light or air to the adjacent properties and it would not unusually increase congestion on public streets. The petitioner has indicated that one side will not have a fence on it and the Building Department upon final inspection will make sure that there are no line-of-sight issues related to any fence that goes up with the installation of the pool. There is also not going to be an increase of fire, or endanger of the public safety, and is

not going to unreasonably diminish or impair established property values within the surrounding area, or in any other respect, impair public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

Roll call vote was as follows: Dunaskiss, yes; Walker, yes; Flood, yes; Durham, yes. Motion Carried 4-0.

B. AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008

Chairman Durham read the petitioners' request as follows:

The petitioner is seeking 1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 192-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 660-sq. ft. attached garage.

Tom Inger, representing the homeowners, introduced himself to the Board.

Chairman Durham asked about the previous variances received and were those variances acted on.

Mr. Inger replied yes, by a previous owner. The petitioner purchased the property about 9 months ago. He stated that it was a detached garage located away from the home.

Chairman Durham asked the petitioner to explain the layout of the property.

Mr. Inger agreed that it was an involved piece of property.

Ms. Carrie Sharma introduced herself. They bought the property about 9 months ago and she provided a historical account of the property and the buildings located on it. One of the existing structures on the property was a carriage house but it was converted to a guest house and they intend on keeping this as such. She provided details about former variances received for a garage far from the house. They want to attach a garage to the home.

Chairman Durham asked if the garage is on the plan.

Mr. Inger replied yes, and the two-story addition is behind it. The two-story addition doesn't require a variance, just the garage.

Trustee Flood stated that he sees the practical difficulty about needing an attached garage. The petitioner shouldn't have had to appear before the Board because they are held to a 2.5-acre amount. The ordinance needs to be reviewed especially for these large parcels.

Board member Dunaskiss asked if they plan to keep the accessory buildings.

Ms. Sharma stated that the four-car detached accessory structure is aesthetically pleasing and they intend to keep it and use it for storage. The metal structure they are not sure if they are keeping it but are probably going to take it down.

Board member Walker commented on the historical room at the Clarkston Library.

Chairman Durham asked if there was any public comment on this case.

No public comment was heard.

Board member Dunaskiss moved, seconded by Trustee Flood, that in the matter of ZBA case AB-2022-16, Monish & Carrie Sharma, 4320 Newcastle Dr., 09-07-351-008 that the petitioners' request for 1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres including a 192-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 660-sq. ft. attached garage be granted because the petitioner did demonstrate that the following standards for variances have been met in this case and set forth facts which show that in this case:

1. The petitioner does show the following practical difficulty: this is a large property and there is ample space to build a garage, however, the garage that they currently have is too far from the home given the weather conditions in Michigan to be practical. The garage being attached to the home makes much more sense and is much more practical.

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in this same district or zone: this property is very large and can easily handle a garage and based on the above, an attached garage is more practical for a family.

3. The variance is also necessary for the preservation and enjoyment of a substantial property right posed by others in the same zone or vicinity.

4. The granting of the variance or modification will not be materially detrimental to public welfare or materially injurious to the property or to the improvements in such zone or district in which the property is located.

5. Granting this variance will not impair an adequate supply of light or air to adjacent properties, it would not unusually increase congestion on public streets. There is also not going to be an increase of fire, or endanger public safety, and is not going to unreasonably diminish or impair established property values within the surrounding area, or in any other respect, impair public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

Roll call vote was as follows: Walker, yes; Dunaskiss, yes; Flood, yes; Durham, yes. Motion Carried 4-0.

C. AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002

Chairman Durham read the petitioner's request as follows:

The petitioner is seeking 1 variance from Zoning Ordinance #78
Article VI, Section 6.04 - Zoned R-2

1. A 6.28% lot coverage variance above the allowed 25% for a total lot coverage of 31.28% to install a 620-sq ft. inground pool.

Mr. Duane Anderson introduced himself and summarized the variance request. They have owned the property for 23 years. One of the neighbors did express concern over the noise but since both he and his wife are older; he does not see that to be a problem.

Chairman Durham confirmed that it is a wide lot with plenty of room to do what they want.

Trustee Flood commented that this petitioner is installing the same pool as his neighbor. The noise factor is handled by the ordinance department. He read a letter from Bill Kitchner, neighbor, dated May 2, 2022 objecting to the pool variance because of the noise generated by a pool.

Building Official Goodloe asked about the easement on the back of the property.

Mr. Anderson replied that he is not sure. The back of the pool will be approximately 16 feet from the back of the property.

Building Official Goodloe stated that it doesn't look like a drainage easement. Drainage complaints are the biggest complaints that they receive.

Chairman Durham asked if there was any public comment.

No public comment was heard.

Trustee Flood asked about fencing.

Mr. Anderson replied a 4-foot privacy fence.

Trustee Flood stated that the Fire Marshall had no problem with this case.

Board member Walker moved, seconded by Chairman Durham, in the matter of ZBA Case # AB-2022-17, Duane Anderson, 2455 Armstrong, 09-21-354-002 that the petitioner's request for 1 variance from Zoning Ordinance #78 Article VI, Section 6.04 - Zoned R-2 including a 6.28% lot coverage variance above the allowed 25% for a total lot coverage of 31.28% to install a 620-sq ft. inground pool be granted because the petitioner did demonstrate the following standards for variances have been met in this case and that they set forth facts that show:

- 1. Due to the uniqueness of the property and fact that the neighbor has a similar pool. The petitioner indicated that he would be surrounding the pool with 4-foot wrought iron fence.**
- 2. The variance is also necessary for the preservation and enjoyment of a substantial property right posed by others in the same zone or vicinity.**
- 4. The granting of the variance or modification will not be materially detrimental to public welfare or materially injurious to the property or to the improvements in such zone or district in which the property is located.**
- 5. Granting this variance will not impair an adequate supply of light or air to adjacent properties, it would not unusually increase congestion on public streets. Pursuant to the Fire Marshall, the variance will not cause an increase of fire, or endanger public safety. The granting of the variance is not going to unreasonably diminish or impair established property values within the surrounding area, or in any other respect, impair public health, safety, comfort, morals, or welfare of the inhabitants of the Township.**

Roll call vote was as follows: Durham, yes; Flood, yes; Dunaskiss, yes; Walker, yes. Motion Carried 4-0.

D. AB-2022-18, Jeff Hanson, 3935 Maybee Rd., 09-30-200-037

Chairman Durham read the petitioner's request as follows:

The petitioner is seeking 1 variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 476-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to add a 968-sq. ft. addition to a 440-sq. ft. garage, and an existing 468-sq. ft. carport.

Mr. Jeff Hanson introduced himself and summarized the variance request to retain an existing carport.

Board member Dunaskiss asked about this variance in relation to the first one.

Mr. Hanson replied because his is detached.

Trustee Flood explained the long bowling alley style lot. He summarized a variance request on this property for a fence. This petitioner is in the same position because he has over 4 acres and is forced to come to the Board.

No public comment was heard in this case.

Trustee Flood moved, seconded by Board member Dunaskiss, in the matter of ZBA Case # AB-2022-18, Jeff Hanson, 3935 Maybee Rd., 09-30-200-037 that the petitioner's request for one variance from Article XXVII, 27.02(8) - Lot size over 2.5 acres specifically for a 476-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to add a 968-sq. ft. addition to a 440-sq. ft. garage, and an existing 468-sq. ft. carport be granted because the petitioner did demonstrate that the following standards for variances have been met in this case and set forth facts which show that in this case:

1. The petitioner does show the following practical difficulty: petitioner has a 4-acre parcel zoned Suburban Farms and the request is well within the scope of that size of property.

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in this same district or zone: the petitioner wants to retain the carport which has to be included in this calculation.

3. The variance is also necessary for the preservation and enjoyment of a substantial property right posed by others in the same zone or vicinity. The petitioner will connect this building in line with his other buildings and it will not be seen from the road. Petitioner has a long property consisting of 4 acres.

4. The granting of the variance or modification will not be materially detrimental to public welfare or materially injurious to the property or to the improvements in such zone or district in which the property is located as previously stated.

5. Granting this variance will not impair an adequate supply of light or air to adjacent properties, it would not unusually increase congestion on public streets. There is also not going to be an increase of fire or endanger public safety and the Fire Marshall has no concerns in this matter. The variance is not going to unreasonably diminish or impair established property values, in fact it will probably increase the property value, or in any other respect, impair public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

Roll call vote was as follows: Dunaskiss, yes; Walker, yes; Flood, yes; Durham, yes. Motion Carried 4-0.

6. PUBLIC COMMENTS

7. COMMUNICATIONS

Chairman Durham commented on the Zoning Training opportunity included in the packet.

8. COMMITTEE REPORTS

Trustee Flood thanked the Board for closing the Judah Road project out.

9. MEMBER COMMENTS

Board member Walker commented on the upcoming Library Book Sale.

10. ADJOURNMENT

**Moved by Trustee Flood, seconded by Chairman Durham, to adjourn the meeting at 7:51 pm.
Motion Carried 4-0**

Respectfully submitted,

Erin A. Mattice
Recording Secretary

DRAFT



Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

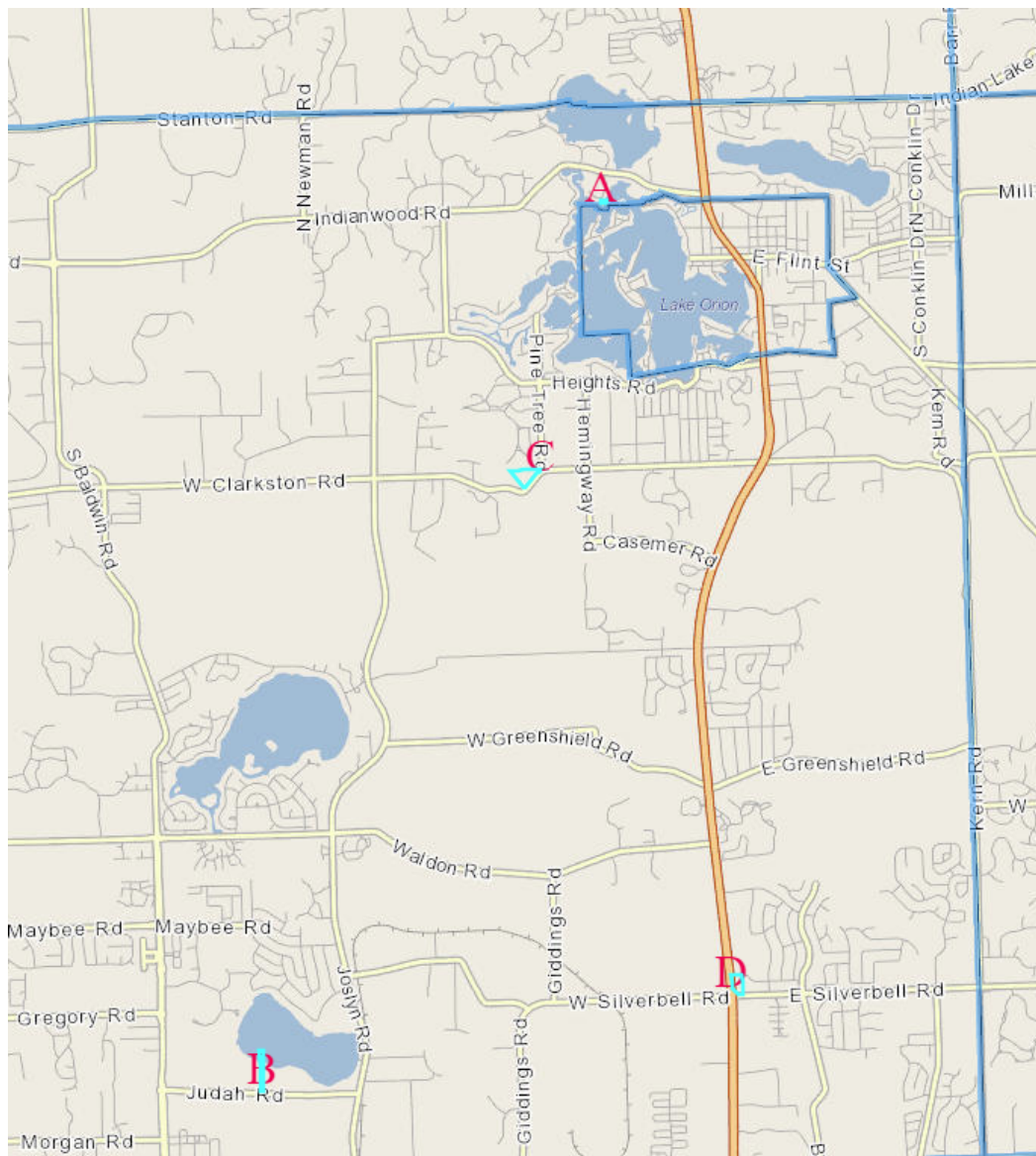
TO: The Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: May 13, 2022

RE: Case location for ZBA Meeting 05/23/2022

Below are the locations of the ZBA cases for the May 23, 2022 meeting.





Charter Township of Orion

Planning Division

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: May 12, 2022

SUBJECT: Staff Report for AB-2022-13, Marc McClintock, Unaddressed Parcel on Cushing Street, Parcel #09-03-278-031 (1 parcel north of 484 Cushing Street)

This case was postponed from the April 25, 2022 ZBA Meeting. Attached are the minutes from that meeting.

The applicant has provided the following documents in response to concerns brought up at the April 25th meeting.

Please contact me if you have any questions.

B. AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031

Board member Dunaskiss stated that she would like to recuse herself from the case because she is within 300 feet.

Trustee Flood moved, supported by Chairman Durham, to recuse Board member Dunaskiss from this case because she is within 300 feet of the subject property.

Vote was as follows: Cook, yes; Flood, yes; Durham, yes. Motion passes 3-0.

Chairman Durham read the petitioners request as follows:

The petitioner is seeking 3 variances from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-3

1. A 3-ft. front yard setback variance from the required 30-ft to construct a new home with an attached garage 27-ft. from the front property line (road side).
2. A 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north).
3. A 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62%.

Mr. Marc McClintock introduced himself to the Board and explained the variance request.

Chairman Durham commented that it was if the applicant was trying to fit a large house on a small lot instead of trying to build a smaller house to fit the lot he has.

Mr. McClintock stated that he is trying to build a 2700 square foot home which is consistent with homes in the area. He has preliminary plans for the home.

Trustee Flood asked if he is lot 1 or lot 4.

Mr. McClintock answered lot 4. He is the one just south of the road to the island.

Trustee Flood asked if the road was an easement or part of the property.

Mr. McClintock answered he doesn't own the road.

Trustee Flood commented that the lake lots are tough and every house on the road has a garage that is close. The 4 foot setback would abut the easement. The Fire Marshall's letter has no concern with this request. This is not self-created because those lots were created a long time ago and the petitioner wants to build something to today's standards. The practical difficulty is the lake lot and the fact that it is nonconforming.

Mr. McClintock stated that he choose to keep the 8 foot on one side. There is a property on this side and he wanted to leave room in case this area needs to be serviced. The 3 foot setback is smaller than some requests. He pointed out other properties which have variances.

Charter Township of Orion Zoning Board of Appeals Minutes
Regular Meeting – April 25, 2022

Vice-chairman Cook asked about question #7 on the application. He asked what came first, the property or the plan.

Mr. McClintock replied the property, the plan is in motion.

Trustee Flood asked if the petitioner was aware that he would have to have a unanimous vote in order to pass a variance and if not, he has the opportunity to postpone the case until he has a five member board.

Mr. McClintock stated he knows that other variances which are larger than what he is asking have went through.

Trustee Flood answered that each case is individual and this request is not out of line.

Building Official Goodloe referred to the plot plan drawing, page 7. One concern he has is when you build so close to each other, when you transfer a footing, it goes out on a 45 degree angle. Sometimes there can be a compromising of each other's footings. He is concerned about the grade of the property and where the water is going to go and he explained.

Chairman Durham confirmed the location of the lot. He asked Building Official Goodloe if he was talking about water on the structure.

Building Official Goodloe replied yes but typically they do not have a water runoff plan. The code says you have to run your property 6 inches and 10 feet.

Chairman Durham asked the petitioner if he ever heard that the lot was not buildable.

Mr. McClintock answered no.

Chairman Durham commented that the petitioner needs to decide if he wants to postpone because he needs a majority vote.

Mr. McClintock offered to move the house and make 4 foot setbacks on each side. He could keep the same size house but he could shift it.

Chairman Durham asked if he was starting construction immediately.

Mr. McClintock answered no.

Chairman Durham stated that if he is going to vote on something, he would like to see it how it will be.

Trustee Flood stated that it would have to be re-noticed if it were changed.

Building Official stated that the 4 foot variance request is on the easement side. There is still a fire rating requirement on that wall.

Vice-chairman Cook explained his concerns about changing the plan this evening and asking for a vote on this changed plan. There is not a concern with time because the petitioner has indicated that he is not building immediately.

Mr. McClintock stated that he is asking for nothing different than what other homes have received in that 300 foot radius.

Chairman Durham explained the options to the petitioner.

Building Official Goodloe commented that he is now seeing discrepancies in elevations on the plans and he explained how this doesn't accurately show how the grade will look.

Chairman Durham reiterated the options to postpone to the petitioner.

Mr. McClintock asked when he could come back before the Board.

Chairman Durham provided the possible dates. He added that the petitioner should consult with the Building Department too.

Mr. McClintock stated that he would like to come back on May 9, 2022.

Vice-chairman Cook moved, and Chairman Durham supported, in the matter AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031 that the petitioner has requested that his request for seeking 3 variances from Zoning Ordinance #78, Article VI, Section 6.04, Zoned R-3 including a 3-ft. front yard setback variance from the required 30-ft to construct a new home with an attached garage 27-ft. from the front property line (road side), a 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north) and a 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62% be postponed until a date certain being May 9, 2022.

Roll call vote was as follows: Flood, no; Cook, yes; Durham, yes. Motion failed.

Trustee Flood moved, and Vice-chairman Cook supported, in the matter AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031 that the petitioner be postponed until a date certain being May 23, 2022.

Roll call vote was as follows: Cook, yes; Flood, yes; Durham, yes. Motion passed 3-0.

Board member Dunaskiss re-joined the Board members.

C. AB-2022-10, Amended Zoning Board of Appeals By-Laws

Chairman Durham explained that the Board has had ample opportunity to review the By-Laws.

Trustee Flood agreed.

Trustee Flood moved, and Board member Dunaskiss supported, to adopt the Amended Zoning Board of Appeals By-Laws draft dated 3/31/22 and to forward to the Township Board for approval.

Roll call vote was as follows: Dunaskiss, yes; Flood, yes; Cook, yes; Durham, yes. Motion passes 4-0.

6. PUBLIC COMMENTS

Mr. Eugene McNabb commented on how long the Board has previously let a resident speak on an item. He also commented on the chairman's role on the Board and the request for public comment during a specific item on the agenda.

Courtney Keisman

From: Courtney Keisman
Sent: Tuesday, May 10, 2022 9:23 AM
To: Marc McClintock
Subject: Approved April 25, 2022 Zoning Board of Appeals Meeting Minutes
Attachments: 04252022 ZBA Meeting minutes.pdf

Hello.

Attached are the approved minutes from the April 25, 2022 ZBA meeting.

Thank you,



Courtney Keisman

Clerk III

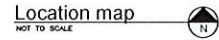
Planning & Zoning

2323 Joslyn Road, Lake Orion, MI 48360

O: 248.391.0304, ext. 5003

W: www.oriontownship.org

SECTION 3 T. 4 N., R. 10 E., ORION TOWNSHIP,
OAKLAND COUNTY, MICHIGAN



MARC MCCLINTOCK
M_McCLINTOCK@YAHOO.COM

[illegible]

CLIENT	MARC MCCLINTOCK
PROJECT LOCATION	ORION TOWNSHIP
DATE	05-06-2022
SCALE	1"=10'

MCCLINTOCK - CUSHING ST.
SITE PLAN/SOIL EROSION PLAN



Maura Engineering
Solutions • Civil Engineers+Designers
• Planners

 3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES 

PRELIMINARY <input type="checkbox"/>	CONSTRUCTION <input checked="" type="checkbox"/>	AS-BUILT <input type="checkbox"/>
Drawn By:	-	
Checked By:	G.M.	
Approved By:	S.M.	

Revisions:	Date:	By:

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SIMONE B. MAURO P.E. - No. 30592

GIOVANNI B. MAURO, P.E. - No. 58276

Job No. 22342

22-018

Sheet No. _____

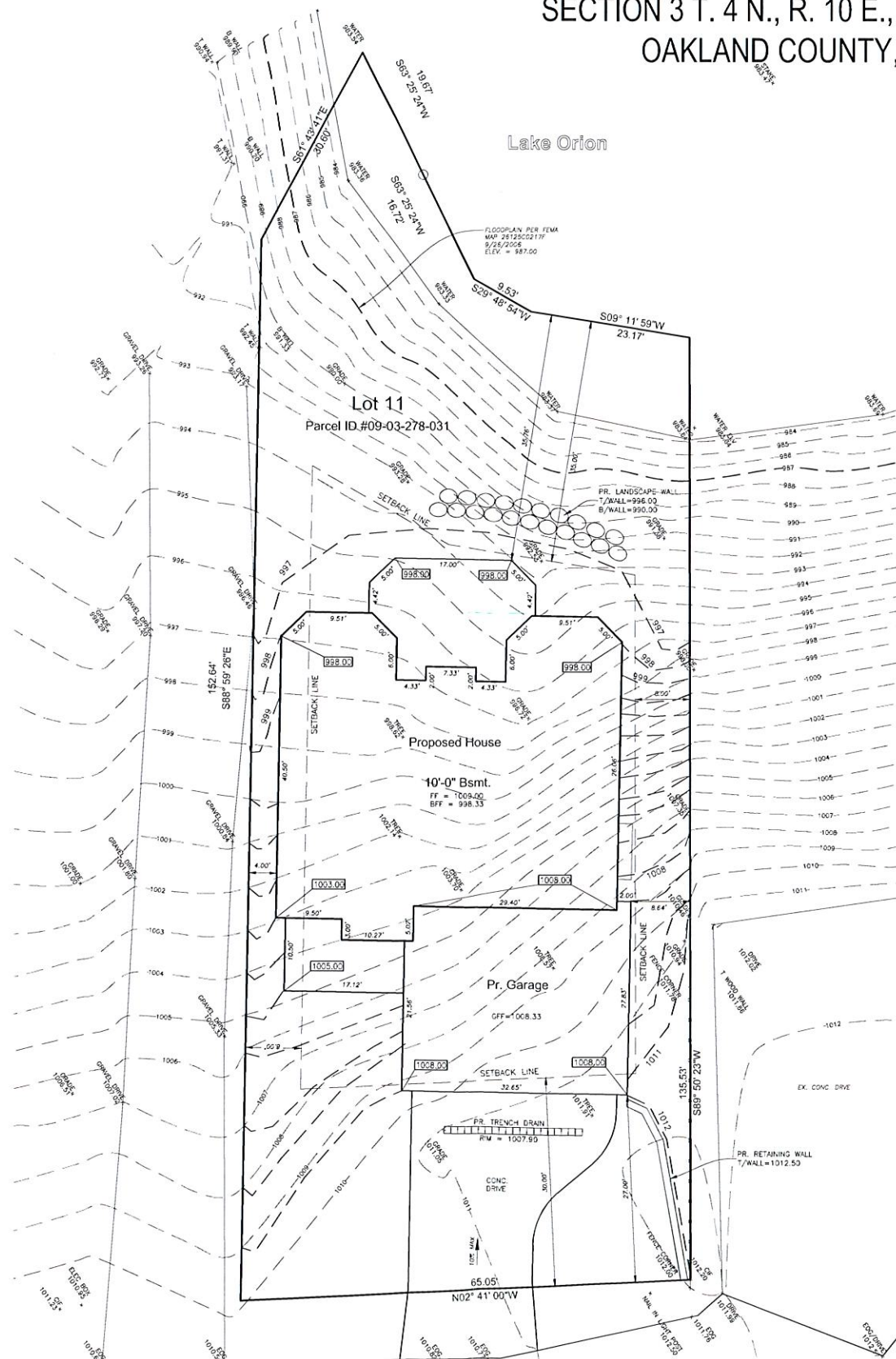
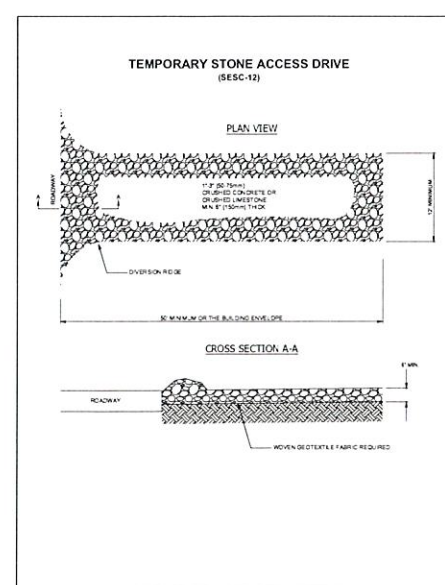
1 OF 1

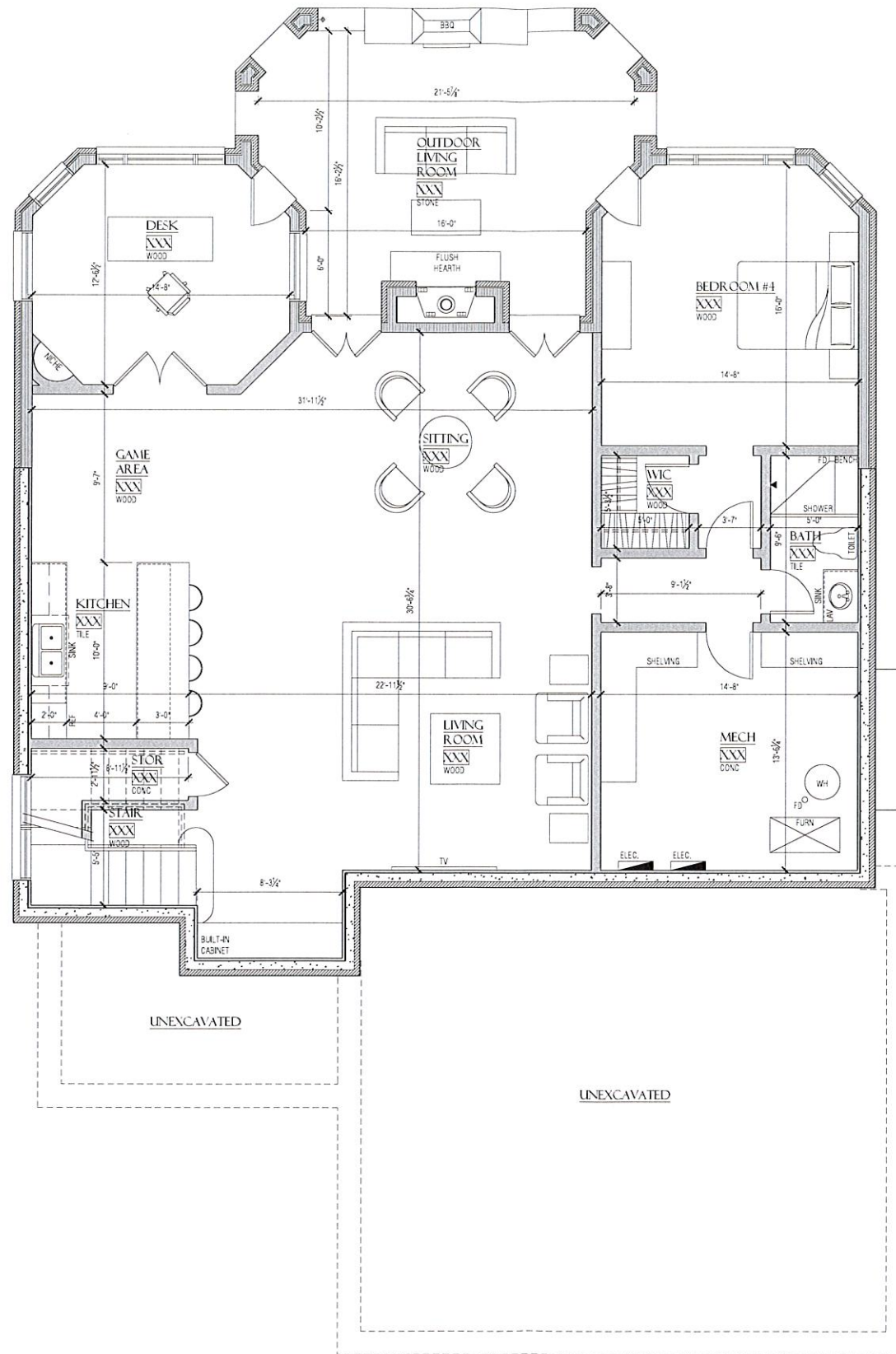
	or	
--	----	--

- 1) Assumes no responsibility for given house dimensions. Client must verify dimensions prior to construct. This plan shall not be used to set foundations.
- 2) Setbacks shown on this plot plan were obtained from the Municipality. Since deed restrictions are not controlled by the municipality, the client must verify all special Sub-division restrictions.
- 3) Lead locations shown on plan are from approved plans. Contractor to field verify all lead locations.
- 4) Assumes no responsibility for house placement designed within 0.5' of approved setbacks.
- 5) No title work given at the time of survey.

EX GRAVEL ROAD

Mauro Engineering
8657 Hayes Road Shelby Twp., MI 48315
Tel: (586) 247-2800 • Fax: (586) 247-2811
Visit us at: www.mauroeng.com





 NORTH
LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

RECEIVED
MAY 11 2022
Orion Township
Planning & Zoning

ISSUE DATE	ISSUED FOR
01/14/2022	OWNER REVIEW
01/28/2022	DD SIGNOFF
03/25/2022	ZBA
05/11/2022	ZBA

ARCHITECT
cpm
cpm architecture consulting

Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 586.322.8561
Email: cpm1431@yahoo.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Residence
Cushing Street
Lake Orion
Michigan 48362

SQUARE FOOTAGE	
BASEMENT FINISHED	= 1,853 SF
MAIN LEVEL FINISHED	= 1,978 SF
UPPER LEVEL FINISHED	= 797 SF
TOTAL MAIN AND UPPER	= 2,775 SF
GARAGE	= 876 SF
OUTDOOR LIVING AREA	= 321 SF
MAIN LEVEL PATIO	= 321 SF

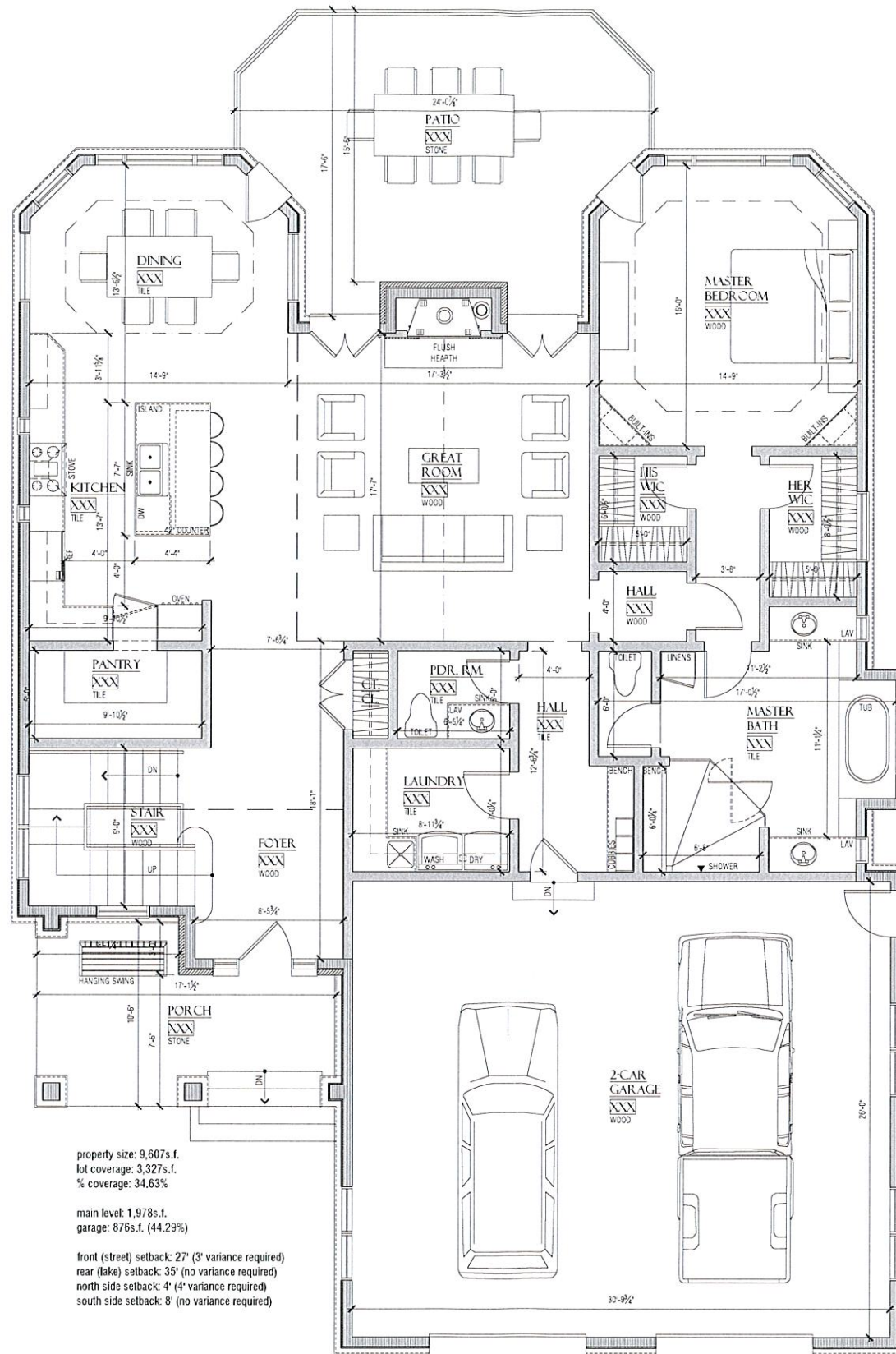
NOTE:
DO NOT SCALE DRAWINGS

SHEET
Lower Level Floor Plan

NOTE:
ALL DIMENSIONS ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE
TEMP. = TEMPERED GLASS REQUIRED
CARBON MONOXIDE (CM)
SMOKE DETECTOR (S)
IN ALL BEDROOMS HARD WIRED WITH BACK-UP BATTERY
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEV = 100'-0". ALL PLAN DIMENSIONS ARE TO FINISHED DIMENSIONS
FIELD VERIFY ALL EXISTING GRADES IN RELATIONSHIP TO NEW FOOTINGS & BRICK LEDGE ELEVATION HEIGHTS. REFER TO SURVEY DRAWINGS FOR FINAL GRADES
PROVIDE DRAFTSTOPPING IN REQUIRED LOCATIONS PER MRC 2015 RS02.12
PROVIDE FIRE STOPPING AND SEALING PER MRC 2015 R602.8
STRUCTURAL STEEL SHOPS DRAWINGS TO BE PROVIDED FOR STRUCTURAL ENGINEER AND ARCHITECTS REVIEW.
CODE:
ALL CONSTRUCTION METHODS AND MATERIALS WILL COMPLY WITH THE CURRENT 2015 MICHIGAN RESIDENTIAL CODE. ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL COMPLY.

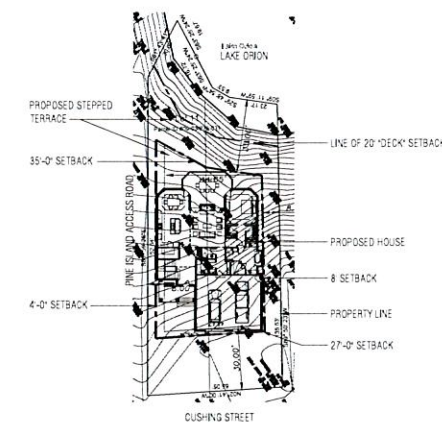
SHEET INFORMATION	
DRAWN:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER
2107
SHEET NUMBER
A2.00



MAIN LEVEL FLOOR/DEMO PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
MAY 11 2022
Orion Township
Planning & Zoning



KEY PLAN
NOT TO SCALE

ISSUE DATE	ISSUED FOR
01/14/2022	OWNER REVIEW
01/28/2022	DD SIGNOFF
03/23/2022	ZBA
05/11/2022	ZBA

ARCHITECT
cpm
cpm architecture consulting

Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 586.322.8561
Email: cpm1431@yahoo.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Residence
Cushing Street
Lake Orion
Michigan 48362

SQUARE FOOTAGE	
BASEMENT FINISHED	= 1,863 SF
MAIN LEVEL FINISHED	= 1,978 SF
UPPER LEVEL FINISHED	= 797 SF
TOTAL MAIN AND UPPER	= 2,775 SF
GARAGE	= 876 SF
OUTDOOR LIVING AREA	= 321 SF
MAIN LEVEL PATIO	= 321 SF

NOTE:
DO NOT SCALE DRAWINGS

SHEET
Main Level Floor Plan

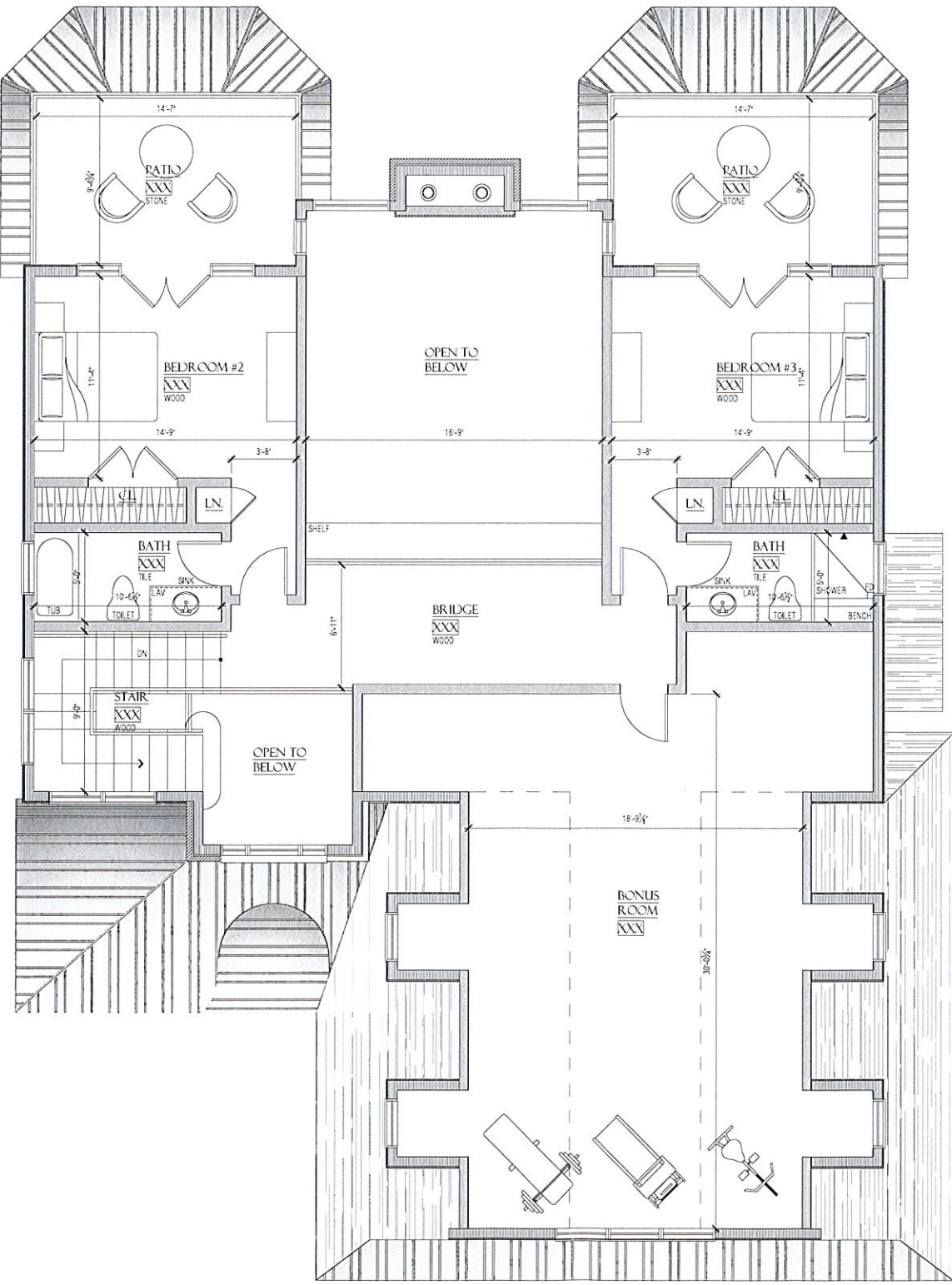
NOTE:
ALL DIMENSIONS ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE
TEMP. = TEMPERED GLASS REQUIRED
CARBON MONOXIDE (CM)
SMOKE DETECTOR (S)
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FIELD VERIFY ALL EXISTING GRADES IN RELATIONSHIP TO NEW FOOTING & BRICK LEDGE ELEVATION HEIGHTS. REFER TO SURVEY DRAWINGS FOR FINAL GRADES
PROVIDE DRAFTSTOPPING IN REQUIRED LOCATIONS PER MRC 2015 R502.12
PROVIDE FIRE STOPPING AND SEALING PER MRC 2015 R502.8
STRUCTURAL STEEL SHOPS DRAWINGS TO BE PROVIDED FOR STRUCTURAL ENGINEER AND ARCHITECTS REVIEW.

CODE:
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SHEET INFORMATION	
DRAWN:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER
2107

SHEET NUMBER
A2.01



 **UPPER LEVEL FLOOR/DEMO PLAN**
SCALE 1/4" = 1'-0"

RECEIVED
MAY 11 2022
Orion Township
Planning & Zoning

ISSUE DATE	ISSUED FOR
01/14/2022	OWNER REVIEW
01/28/2022	DD SIGNOFF
03/25/2022	ZBA
05/11/2022	ZBA

ARCHITECT
cpm
cpm architecture consulting
Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 586.322.8561
Email: cpm1431@yahoo.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Residence
Cushing Street
Lake Orion
Michigan 48362

SQUARE FOOTAGE	
BASEMENT FINISHED	= 1,883 SF
MAIN LEVEL FINISHED	= 1,978 SF
UPPER LEVEL FINISHED	= 797 SF
TOTAL MAIN AND UPPER	= 2,775 SF
GARAGE	= 876 SF
OUTDOOR LIVING AREA	= 321 SF
MAIN LEVEL PATIO	= 321 SF

NOTE:
DO NOT SCALE DRAWINGS

SHEET
Upper Level Floor Plan

NOTE:
ALL DIMENSIONS ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE
TEMP = TEMPERED GLASS REQUIRED
CARBON MONOXIDE (CM)
SMOKE DETECTOR (S)
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SHEET INFORMATION	
DRAWN:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER
2107

SHEET NUMBER
A2.02

ISSUE DATE	ISSUED FOR
01/14/2022	OWNER REVIEW
01/28/2022	DD SIGNOFF
03/25/2022	ZBA
05/11/2022	ZBA

ARCHITECT

cpm

cpm architecture consulting

Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 588.322.8561
Email: cpm1431@ymail.com

NOT FOR CONSTRUCTION

PROJECT

McClintock Residence
Cushing Street
Lake Orion
Michigan 48362

SHEET

Front Elevation

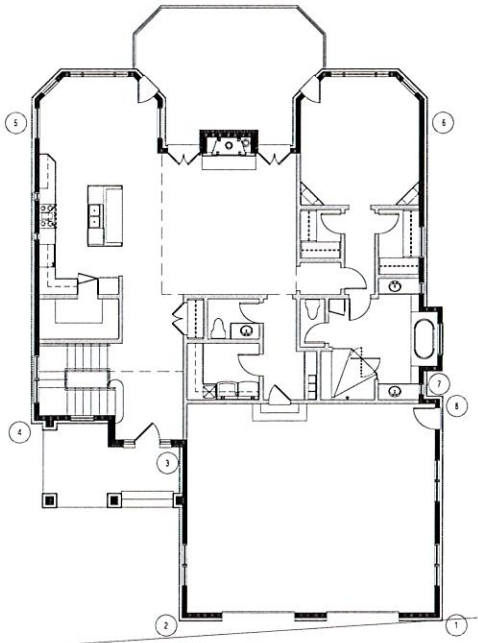
SHEET INFORMATION	
DRAWN:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER

2107

SHEET NUMBER

A4.00



MAIN LEVEL FLOOR PLAN
NOT TO SCALE



FRONT ELEVATION (WEST)


SCALE 1/4" = 1'-0"

BUILDING HEIGHT	
1	= 19'-11"
2	= 20'-11"
3	= 28'-11"
4	= 31'-10"
5	= 38'-11"
6	= 38'-11"
7	= 28'-9"
8	= 20'-8"
TOTAL	= 228.85'
228.85 / 8	= 28.61'
AVG. HGT.	= 28'-8" +/-
MAXIMUM BUILDING HEIGHT NOT TO EXCEED 30'-0"	

RECEIVED
MAY 11 2022
Orion Township
Planning & Zoning

ISSUE DATE	ISSUED FOR
01/14/2022	OWNER REVIEW
01/28/2022	DD SIGNOFF
03/25/2022	ZBA
05/11/2022	ZBA

ARCHITECT



cpm architecture consulting

Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 586.322.8561
Email: cpm1431@yahoo.com

NOT FOR CONSTRUCTION

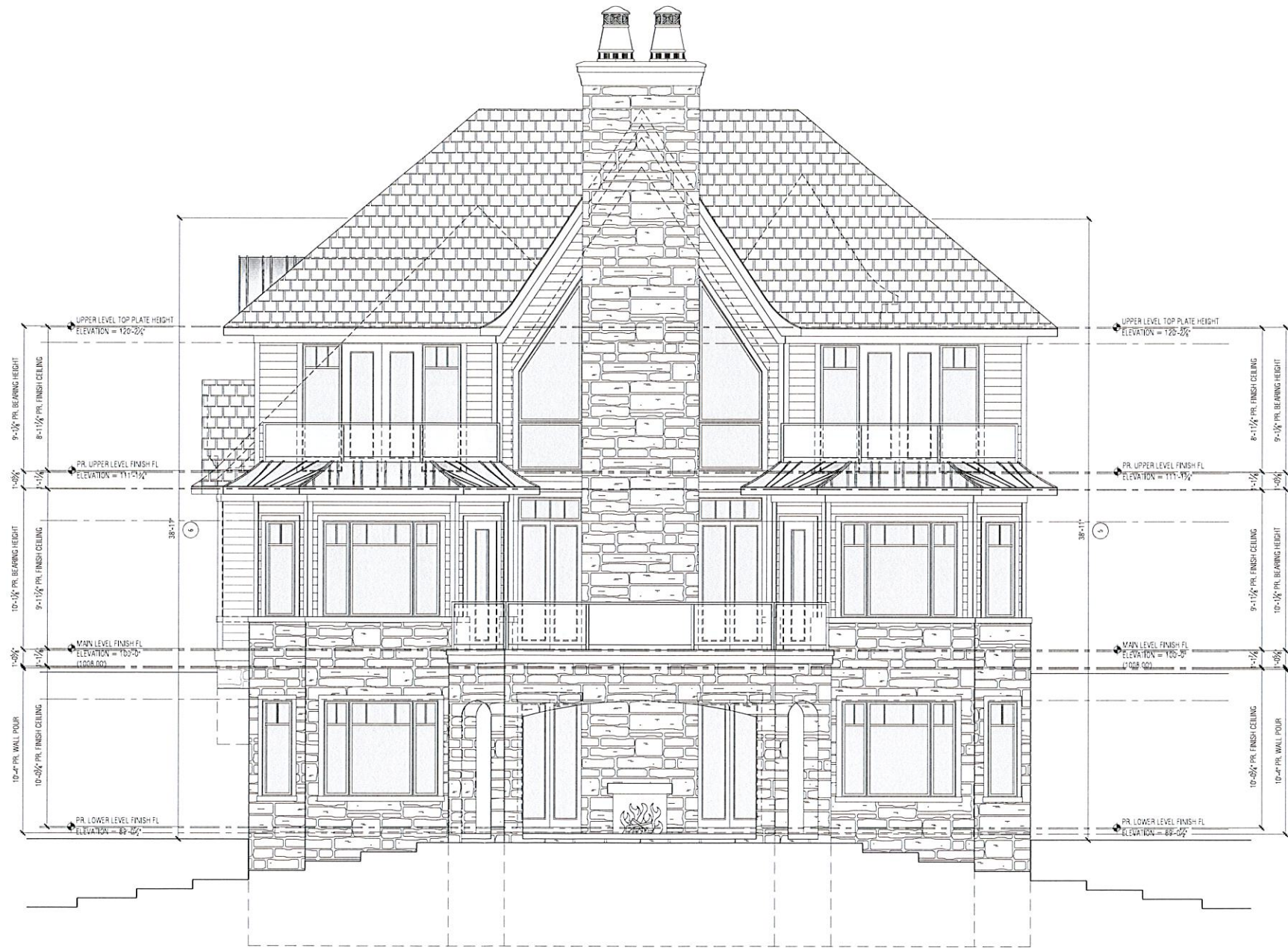
PROJECT
McClintock Residence
Cushing Street
Lake Orion
Michigan 48362

SHEET
Lake Elevation

SHEET INFORMATION	
DRAWN:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER
2107

SHEET NUMBER
A4.02



LAKE REAR ELEVATION (EAST)
SCALE 1/4" = 1'-0"

ISSUE DATE	ISSUED FOR
01/14/2022	OWNER REVIEW
01/28/2022	DD SIGNOFF
03/25/2022	ZBA
05/11/2022	ZBA

ARCHITECT

cpm

cpm architecture consulting

Charles P. Marchetti
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Saint Clair Shores, Michigan
Phone: 586.322.8561
Email: cpm1431@yahoo.com

NOT FOR CONSTRUCTION

PROJECT

McClintock Residence
Cushing Street
Lake Orion
Michigan 48362

SHEET

Right Side Elevation

SHEET INFORMATION	
DRAWN:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER

2107

SHEET NUMBER

A4.03





Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: May 12, 2022

RE: AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street,
09-03-278-031

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either **approval** or **denial**. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.

SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case #**AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031**, I would move that the petitioner's request for:

3 variances from Zoning Ordinance #78 – Zoned R-3, Article VI, Section 6.04

1. A 3-ft. front yard setback variance from the required 30-ft. to construct a new home with an attached garage 27-ft. from the front property line (road side).
2. A 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north).
3. A 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62%.

be **granted** because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:
2. Unreasonably increase the congestion in public streets due to:
3. Increase the danger of fire or endanger the public safety due to:
4. Unreasonably diminish or impair established property values within the surrounding area due to:
5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case #**AB-2022-13, Marc McClintock, Vacant Parcel 1 Parcel north of 484 Cushing Street, 09-03-278-031, Michael Kiekbush, 829 Rustic Village Ln., 09-09-302-011, I** would move that the petitioner's request for:

3 variances from Zoning Ordinance #78 – Zoned R-3, Article VI, Section 6.04

1. A 3-ft. front yard setback variance from the required 30-ft. to construct a new home with an attached garage 27-ft. from the front property line (road side).
2. A 4-ft. side yard setback variance from the required 8-ft. to construct a new home with an attached garage 4-ft. from the side property line (north).
3. A 9.62% lot coverage variance above the allowed 25% for a total lot coverage of 34.62%.

be **denied** because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are *not* exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is *not* necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will *be* materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

**Following are the documents from the
April 25, 2022 ZBA Meeting**



Charter Township of Orion

Planning Division

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: April 18, 2022

SUBJECT: Staff Report for AB-2022-13, Marc McClintock, Unaddressed Parcel on Cushing Street, Parcel #09-03-278-031 (1 parcel north of 484 Cushing Street)

The petitioner is proposing to build a new home with an attached garage on this vacant parcel.

Being the width of the parcel is 65.5 ft. at the front yard setback – the side yard setback requirements are reduced to 8-ft. per side.

The applicant has indicated that the road side, Cushing Street, will be considered the front yard and the rear yard will be the water side.

The petitioner has also indicated that the height of the house will not exceed the maximum 30-ft.

Please contact me if you have any questions.



Charter Township of Orion
Planning & Zoning Department
2323 Joslyn Rd., Lake Orion MI 48360
P: 248-391-0304 ext. 5001; F: 248-391-1454

RECEIVED
MAR 25 2022
Orion Township
Planning & Zoning

Case # AB-22-13
Meeting Date: 4/25/2022

Charter Township of Orion Zoning Board of Appeals Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:

The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of \$250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT

Name: Marc McClintock
Address: 14462 Debbie Dr. City/State/Zip: Sterling Heights, MI 48313
Phone: _____ Cell: 586-864-7580 Fax: _____
Email: m_mcclintock@yahoo.com

PROPERTY OWNER(S)

Name (s): Marc McClintock
Address: 14462 Debbie Dr. City/State/Zip: Sterling Heights, MI 48313
Phone: _____ Cell: 586-864-7580 Fax: _____
Email: m_mcclintock@yahoo.com

CONTACT PERSON FOR THIS REQUEST

Name: Marc McClintock Phone: 586-864-7580 Email: m_mcclintock@yahoo.com

SUBJECT PROPERTY

Address: vac Cushing Street, Lake Orion, MI 48362 Sidwell Number: 09-03-278-031
Total Acreage: 0.22 Length of Ownership by Current Property Owner: 0 Years, 10 Months
Does the owner have control over any properties adjoining this site? No
Zoning Ordinance Allowance/Requirement _____ Deviation requested _____

Case #: _____

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. The following variances are being requested to accomodate a new home build:
Front Setback: 27' from 30' (road side), North Side Setback: 4' from 8' (adjacent to the 20' road easement out to the island),
Lot Coverage Variance: 34.63% from 25%

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. The custom home design and variances are specific to this parcel and it's size.
These variances do not impact any other adjacent property.

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: This will not be detrimental because there is no hazard to
the wellbeing of Orion Township residence in asking for variances to accomodate the size of a newly constructed home.

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible:
These variances are less than or equal variances that have been requested and approved by the board for properties located
on Cushing Street. AB-221-67: 592 Cushing Street (09-03-278-006) - Approved 12-11-21
AB-2021-56: Vacant Parcel (09-03-278-26) South of 576 Cushing Street - Approved 10-11-21

5. Describe how the alleged practical difficulty has not been self-created. This has not been self created as the setbacks were
set by Orion Township based on the property being zoned R3 and not the property owner.

6. The topography of said land makes the setbacks impossible to meet because: The side setbacks of 8' and the 25% of land use
are smaller then the needed setbacks and land use percentage needed to build the new construction.

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. The square footage of the new construction design does not fit within the current
setbacks and percentage of land usage. This would be burdensome because it would require a redesign of the current plan.

Case #: _____

8. Have there been any previous appeals involving this property? If so, when? Not that I am aware of on this property.

9. Is this request the result of a Notice of Ordinance Violation? ☐ Yes ☒ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant:

(must be original ink signature)

Marc McClintock

Date:

3/25/22

Print Name:

MARC MCCLINTOCK

Signature of Property Owner:

(must be original ink signature)

Marc McClintock

Date:

3/25/22

Print Name:

MARC MCCLINTOCK

If applicable:

I the property owner, hereby give permission to _____ to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: _____ Adjacent Zoning: N. S. E. W.

Total Square Footage of Principal Structure: _____ Total Square Footage of Accessory Structure(s): _____

Description of variance(s): _____

Date Filed: _____ Fee Paid: _____ Receipt Number: _____

09 03 278 031



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 300 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 3/23/2022



Section 6.04 – Area and Bulk Requirements *(amended 01.05.87, 02.17.04, 02.07.05, 07.16.18)*

Please see the Matrix Chart in Section 6.01 for variations to these requirements by use.

	R-1	R-2	R-3
Minimum Lot Area	14,000 sq. ft.	10,800 sq. ft.*	8,400 sq. ft.*
Minimum Width of Lot	100 ft.	80 ft.	70 ft.
Minimum Lot Setbacks (in feet)			
Front Yard**	40 ft.	35 ft.	30 ft.
Each Side Yard***	10 ft.	10 ft.	10 ft.
Rear Yard	35 ft.	35 ft.	35 ft.
Minimum Floor Area/Unit	1,320 sq. ft.	1,080 sq. ft.	960 sq. ft.
Maximum Lot Coverage	25%		
Total Maximum Floor Area of All Accessory Buildings	See Section 27.02, A, 8		
Height of Structures	30 ft.	30 ft.	30 ft.
<p>*In those instances where public sewers are not provided, a minimum lot area of 12,500 sq. ft. shall be provided.</p> <p>** Where the front setbacks of two (2) or more principal structures in any block (in the case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front setbacks required herein, then any building subsequently erected within said block (or three hundred (300) feet) shall not be less and not be greater than the average depth of the front setbacks of the existing structures.</p> <p>*** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.</p>			

Section 6.05 – Sign Regulation *(amended 10.08.98, 02.21.06)*

All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153.

Section 6.06 – Tree Preservation Regulations *(amended 08.03.00)*

The tree removal permit requirements apply to developments in these Districts, according to the terms of Section 27.12.

Section 6.07 – Wetland Setbacks *(added 09.17.07)*

The wetland setback requirements apply to developments in this District, according to the terms of Section 27.17.

R-3

09-03-278-031 Cushing
.220 acres = 9,583.2[#] 25% = 2,395.8

Reduced sideyard back - 8' ft (width 65.05')

- ★ Front yard setback (Road) Needs to be 30' it is 27'
- ★ Side yard setback (North) Needs to be 8' it is 4'
- Side yard setback (South) Needs to be 8' is 8' OK
- Rear yard setback (water) Needs to be 35' is 35.76' OK

Lot
coverage

House	1,937	1978
Attached Garage	801.13	(under the 75%)
Deck	876	(per note on plans)
Porch	143	
Main level Patio	321	
	<u>3,318</u>	34.6%

Garage
~~3,318~~ ~~75%~~ = 15,362" ~~149~~ ~~801.13~~ ~~13~~ ~~13~~

Porch

RECEIVED

MAR 25 2022

Orion Township

Description Legend:

TC	-	TOP OF CURB
TW	-	TOP OF WALK
TD	-	TOP OF DRIVE
ME	-	MATCH EXISTING
FG	-	FINAL (FINISHED) GRADE
SW	-	SWALE
HP	-	HIGH POINT
CB	-	CATCH BASIN
GFF	-	GARAGE FINISH FLOOR
FF	-	FIRST FINISH FLOOR
BSF	-	BSMT. FINISH FLOOR
STM-MH	-	STORM MANHOLE
SAN-MH	-	SANITARY MANHOLE
BLDG	-	BUILDING
T/WALL	-	TOP OF WALL
B/WALL	-	BOTTOM OF WALL
GRADE	-	TOPOGRAPHY SPOT GRADE
TREE	-	EXISTING TREE
BSMT	-	BASEMENT
UNEX	-	UNEXCAVATED
EGP	-	EDGE OF PAVEMENT
EOG	-	EDGE OF GRAVEL
P	-	PORCH
W/B	-	WATER BOX
IF	-	IRON FOUND
MF	-	MONUMENT FOUND

General Notes:

ALL INTERIOR GRADES (ARCHITECTURAL) SHALL BE VERIFIED BY THE BUILDER, ARCHITECT AND/OR CONTRACTOR PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD FOR CONSTRUCTION.

OWNER, BUILDER AND/OR ANY CONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES AND/OR ORDINANCES. APPROVAL OF THIS PLAN DOES NOT RELIEVE ANY PARTIES FROM THOSE COMPLIANCES.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

Legal Description:

LOT 11, KUNZ'S BROOKSIDE SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 28, PAGE 6 OF PLATS, OAKLAND COUNTY RECORDS AND PART OF PARCEL 09-03-278-017, AND PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 10 EAST, ORION TOWNSHIP, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 11; THENCE NORTH 02 DEGREES 41 MINUTES 00 SECONDS WEST, 55.05 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF CUSHING STREET; THENCE SOUTH 88 DEGREES 59 MINUTES 26 SECONDS EAST, 152.64 FEET; THENCE SOUTH 81 DEGREES 43 MINUTES 41 SECONDS EAS, 30.80 FEET; THENCE SOUTH 63 DEGREES 25 MINUTES 24 SECONDS WEST, 19.67 FEET; THENCE SOUTH 63 DEGREES 25 MINUTES 24 SECONDS WEST, 16.72 FEET; THENCE SOUTH 29 DEGREES 48 MINUTES 54 SECONDS WEST, 9.53 FEET; THENCE SOUTH 09 DEGREES 11 MINUTES 59 SECONDS WEST, 23.17 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, 135.53 FEET TO THE POINT OF BEGINNING.

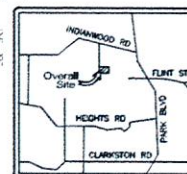
EXISTING	DESCRIPTION	PROPOSED
	SILT FENCE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	GAS MAIN	
	OVERHEAD WIRES	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	FENCE OR GUARDRAIL	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	ROADWAY CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	REAR-YARD CATCH BASIN	
	STREET CATCH BASIN	
	FIRE HYDRANT	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	UTILITY POLE	
	SIGN	
	DRAINAGE SLOPE	
	WATER'S EDGE OR E OF DITCH	
	TREE, FIR TREE, BUSH	
	SECTION CORNER	
	CURB AND GUTTER CLEANOUT	
	ELECTRIC TRANSFORMER	

Lot Coverage Calc.

LOT = 9,607 SF
EXC. = 1,978 SF
UNEX. = 1,349 SF
LOT COVERAGE = 3,327 = 34.6%

Impervious Area

LOT = 0,000 SF
EXC. = 0,000 SF
UNEX. = 000 SF
CONC. = 000 SF
IMPERVIOUS AREA = 0,000 = 00.0%



Location map

Mauro Engineering
Development & Building Solutions • Civil Engineers • Designers • Planners

Mauro Engineering
48657 Hayes Road
Shelby Twp., MI 48315
P: 586-247-2800 F: 586-247-2811
Visit us at: www.mauroeng.com

- Mauro Engineering
- I assume no responsibility for grade house dimensions. Client must verify dimensions prior to construction.
 - This plan shall not be used to not foundations.
 - Setbacks shown on this plan were obtained from the municipality. Use client must verify any zoning Subdivision and/or deed restrictions.
 - Lot locations shown on plan are approx. from approved plans. Contractor to first verify all lot locations.
 - I assume no responsibility for house placement designed within 0.5' of approved setbacks.

REVISIONS:	BY:	CLIENT:
		MARC MCCLINTOCK
		TEL. NO.:
		REF. NO.:
		DATE:
		03-01-2022
		SCALE:
		1"=20'
		DRAWN BY:
		A.S.
		CHECKED BY:
		G.M.
		SIMONE B. MAURO P.E., No. 30
		GIANNINI B. MAURO P.E., No. 36

RECEIVED

MAR 25 2022

Orion Township
Planning & Zoning

ISSUE DATE	ISSUED FOR
03/15/2022	OWNER REVIEW
03/25/2022	DD SIGNOFF
04/01/2022	ZNA

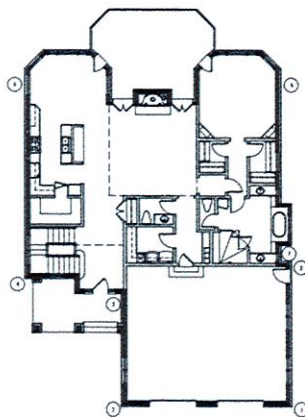


cpm architecture consultants
Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: (586) 222-2141
Email: cpm141@yahoo.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Resider
Cushing Street
Lake Orion
Michigan 48362

SHEET
Front Elevation



MAIN LEVEL FLOOR PLAN
NOT TO SCALE



FRONT ELEVATION (WEST)
SCALE 1/4" = 1'-0"

BUILDING HEIGHT	
1	20'-0"
2	20'-0"
3	17'-0"
4	20'-0"
5	17'-0"
6	17'-0"
7	20'-0"
8	20'-0"
TOTAL	228'-11"
228'-11" / 8	28'-5"
AVG. HGT	28'-5"
MAXIMUM BUILDING HEIGHT NOT TO EXCEED 30'-0"	

SHEET INFORMATION	
DRAWN BY	CPM
CHECKED BY	CPM
APPROVED	CPM

SHEET NUMBER
2107

SHEET NUMBER
A4.00

RECEIVED

MAR 25 2022

Orion Township
Planning & Zoning

ISSUE DATE	ISSUED FOR
08/14/2022	OWNER REVIEW
01/05/2022	DD MONROE
06/01/2022	TRA

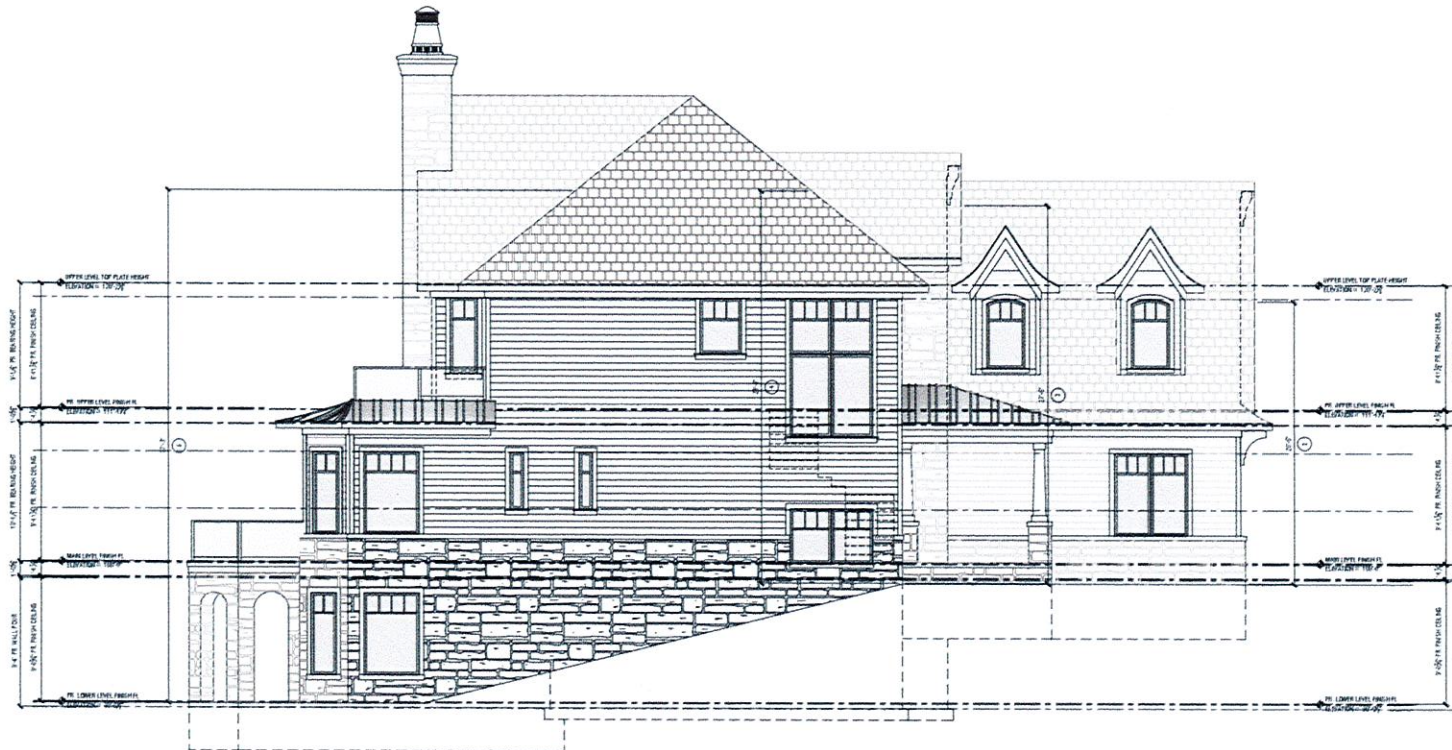


cpm architecture consu
Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 586.222.8344
Email: cpm1431@outlook.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Resider
Cushing Street
Lake Orion
Michigan 48342

SHEET
Left Side Elevation



LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

SHEET INFORMATION	
DRAWN BY	CPM
CHECKED BY	CPM
APPROVED BY	CPM

SHEET NUMBER
2107

SHEET NUMBER
A4.01

RECEIVED

MAR 25 2022

Orion Township
Planning & Zoning

ISSUE DATE	ISSUED FOR
05.04.2022	OWNER REVIEW
01.28.2022	D.D. SKOCHKA
03.05.2022	TBA



cpm architecture consu

Charles P. Marchetti
AIA, NCARB, LEED AP
Saint Clair Shores, Michigan
Phone: 586.322.8168
Email: cpm141@yahoo.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Resider
Cushing Street
Lake Orion
Michigan, 48362

SHEET
Lake Elevation



LAKE REAR ELEVATION (EAST)
SCALE 1/4" = 1'-0"

SHEET INFORMATION	
DRAWN BY:	CPM
CHECKED:	CPM
APPROVED:	CPM

SHEET NUMBER
2107

SHEET NUMBER
A4.02

RECEIVED

MAR 25 2022

Orion Township
Planning & Zoning

DATE	ISSUED FOR
01.04.2022	OWNER REVIEW
01.06.2022	DD MCH OFF
06.05.2022	TNA



cpm architecture cons

Charles P. Marchetti
AIA, NCARB, LEED AP
Saginaw, Michigan
Phone: 989.222.8344
Email: cpm143@yahoo.com

NOT FOR CONSTRUCTION

PROJECT
McClintock Reside
Cushing Street
Lake Orion
Michigan 48362

SHEET
Right Side Elevation



RIGHT SIDE ELEVATION (SOUTH)
SCALE 3/4" = 1'-0"

SHEET INFORMATION	
DRAWN BY	CPM
CHECKED BY	CPM
APPROVED BY	CPM

SHEET NUMBER
2107

SHEET NUMBER
A4.03

Courtney Keisman

From: Jeff Williams
Sent: Tuesday, April 5, 2022 10:22 AM
To: Courtney Keisman
Subject: RE: ZBA Documents for the April 25, 2022 ZBA Meeting

The fire department has reviewed the proposed documentation and has no concerns at this time



Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Office: 248.391.0304 ext. 2004 Cell: 248.978.5143
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Monday, April 4, 2022 8:59 AM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the April 25, 2022 ZBA Meeting

Mr. Williams.

Hello Jeff. Attached is 1 ZBA case that needs to be reviewed by you for the April 25, 2022 ZBA Meeting.

Thank you,



Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org



Charter Township of Orion

Planning Division

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: May 12, 2022

SUBJECT: Staff Report for AB-2022-19, Terri Chapman, 2740 Judah Road, 09-32-200-029

The applicant is requesting to add a 2,660-sq. ft. pole barn to their property.

The 2,660-sq. ft. includes the extension depicted on the east & west elevations and the applicant indicated there would be no second story storage.

All setbacks will be met and lot coverage will not be exceeded.

The applicant needs variances because the size of the pole barn will exceed the maximum allowed floor area of all detached accessory structures and the maximum floor area of all accessory structures.

According to the plans the applicant provided the pole barn will be 230-ft. away from the house and approximately 513-ft. from the water's edge.

Please contact me if you have any questions.



Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: May 12, 2022

RE: AB-2022-19, Terri Chapman, 2740 Judah Rd., 09-32-200-029

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either **approval** or **denial**. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.

SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-19, Terri Chapman, 2740 Judah Rd., 09-32-200-029**, I would move that the petitioner's request for:

2 variances from Zoning Ordinance #78 – Zoned R-1Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 1,260-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to build a 2,660-sq. ft. pole barn.
2. A 1,289-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 2,660-sq. ft. pole barn in addition to an existing attached 529-sq. ft. garage.

be **granted** because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would not:

- 1. Impair an adequate supply of light and air to adjacent property due to:

- 2. Unreasonably increase the congestion in public streets due to:

- 3. Increase the danger of fire or endanger the public safety due to:

- 4. Unreasonably diminish or impair established property values within the surrounding area due to:

- 5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-19, Terri Chapman, 2740 Judah Rd., 09-32-200-029**, I would move that the petitioner's request for:

2 variances from Zoning Ordinance #78 – Zoned R-1 Article XXVII, 27.02(8) - Lot size over 2.5 acres

1. A 1,260-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to build a 2,660-sq. ft. pole barn.
2. A 1,289-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 2,660-sq. ft. pole barn in addition to an existing attached 529-sq. ft. garage.

be **denied** because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are *not* exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is *not* necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will *be* materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:



Charter Township of Orion
Planning & Zoning Department
2323 Joslyn Rd., Lake Orion MI 48360
P: 248-391-0304 ext. 5001; F: 248-391-1454

RECEIVED

APR 21 2022

Orion Township
Planning & Zoning

Case # AB-2022-19

Meeting Date: _____

Charter Township of Orion Zoning Board of Appeals Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:

The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of \$250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT

Name: Terri Chapman
Address: 2740 Judah Rd City/State/Zip: Orion, MI 48359
Phone: 248-752-3550 Cell: 248-752-3550 Fax: _____
Email: TC@SignalGroupLLC.com

PROPERTY OWNER(S)

Name (s): HWHL, LLC - Terri Chapman
Address: 2740 Judah Rd. City/State/Zip: Orion Township, MI 48359
Phone: _____ Cell: 248-752-3550 Fax: _____
Email: TC@SignalGroupLLC.com

CONTACT PERSON FOR THIS REQUEST

Name: Tim McPherson Phone: 248-505-0636 Email: atc613@yahoo.com

SUBJECT PROPERTY

Address: 2740 Judah Rd Sidwell Number: 09-32-200-029
Total Acreage: 2+ Length of Ownership by Current Property Owner: 0 Years, 9 Months
Does the owner have control over any properties adjoining this site? No
Zoning Ordinance _____
Allowance/Requirement _____ Deviation requested _____

Version 1/4/2022

Page 2 of 4

Case #: _____

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. To get a veriance so that we can build a pole barn aprox 2200sq-ft

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. We need a place to put our two RV's inside

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: We are requesting less than 1,000sqft additional space. I do not see how the effects anyone else

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible:

There are several other pole barns on the same street that are larger than 1400sq-ft

5. Describe how the alleged practical difficulty has not been self-created.

At time of purchase we owned the RV's.

6. The topography of said land makes the setbacks impossible to meet because:

Not Applicable

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome.

We can not park our RV's inside - they require inside storage

Case #: _____

8. Have there been any previous appeals involving this property? If so, when? No

9. Is this request the result of a Notice of Ordinance Violation? ☐ Yes ☒ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant:

(must be original ink signature)

Date: 4-12-22

Print Name:

Terri Chapman

Signature of Property Owner:

(must be original ink signature)

Date: 4-12-22

Print Name:

Terri Chapman

If applicable:

I the property owner, hereby give permission to Tim Metherson to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: _____ Adjacent Zoning: N. S. E. W.

Total Square Footage of Principal Structure: _____ Total Square Footage of Accessory Structure(s): _____

Description of variance(s): _____

Date Filed: _____ Fee Paid: _____ Receipt Number: _____

AB-2022-19, 2740 Judah Rd., 09-32-200-029 R-1
 2.893 acres 126,019.08 - SF 25% = 31,504.77 $\#$

Setbacks:

Front yard required 40' 230' OK
 Side yard required 10' east = 21.30' OK west = 40.66'
 Rear yard required 35' 512.79' OK

Lot Coverage:

House 1260 $\#$
~~1789 $\#$~~
 Porch 63 + 24 + 120 + 18 = 225 $\#$
 Decks 39 $\#$
~~Attached garage 529 $\#$~~
~~Shed 264 $\#$~~

Proposed Pole Barn 2,660 $\#$
~~4,977 $\#$~~ OK
 4,713

The proposed Pole Barn will be 230' feet away from the House

Max. floor area of all detached structures
 1,400 $\#$ Allowed

Max. floor area of all accessory structures
 1,900 $\#$ Allowed

~~Existing Garage 529~~
~~Shed 264~~

Proposed Pole Barn 2,660

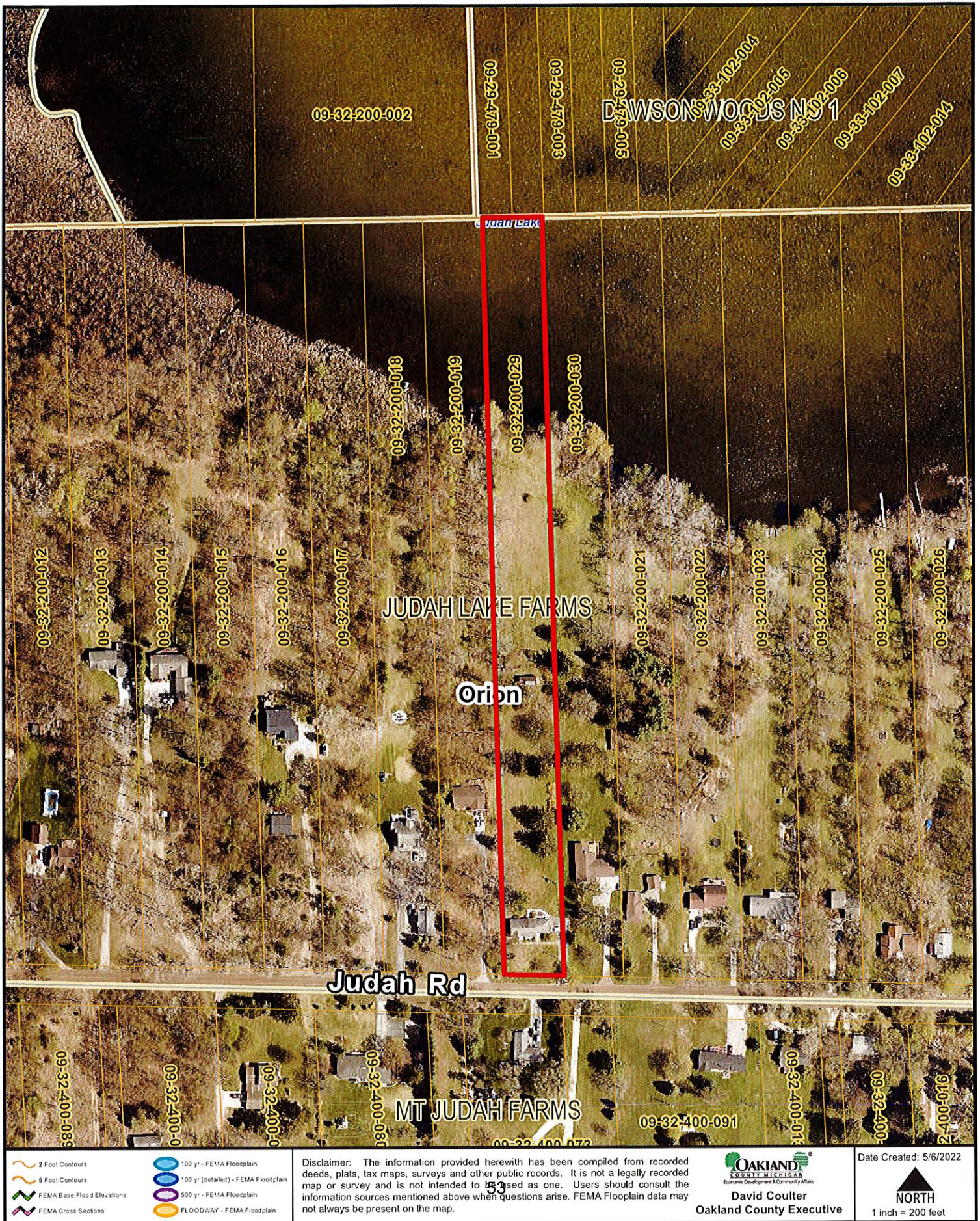
~~3,453 $\#$~~
~~2,053 $\#$~~ 1,260 $\#$
 variance

Existing garage 529
~~Shed 264~~

Proposed Pole Barn 2,660

3,189 ~~3,453 $\#$~~
 1,289 $\#$
~~1,553 $\#$~~
 variance

2740 Judah



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 5/6/2022



1 inch = 200 feet

27.02 Buildings, Structures, and Uses

6. Household animal enclosures, dog runs, central air conditioning units, heat pumps, and other mechanical system components that could, or are likely to, produce noise, odor, or other nuisances shall not be located adjacent to an adjoining property owner's living or sleeping area where windows and/or doors would be exposed to the nuisance.

It is the intent of these provisions to place the responsibility of abating or controlling nuisances on the owner of the lot where the nuisances are produced, rather than on the adjoining neighbors.

7. Accessory buildings or structures are not to be used for commercial operations other than home occupations, as defined in Article II, Section 2.01.
8. The total of all accessory buildings or structures in a single-family residentially zoned district or on a parcel used for a single-family dwelling, except as modified in Paragraph 9, shall not exceed the following *(amended 11.28.85)*:

LOT SIZE	MAXIMUM FLOOR AREA OF DETACHED ACCESSORY BUILDINGS	MAXIMUM FLOOR AREA OF ATTACHED ACCESSORY BUILDINGS	TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY BUILDINGS *
Up to 1/2 acre	750 sq. ft.	75% of the principal structure	1,150 sq. ft.
1/2 to 1 acre	900 sq. ft.		1,300 sq. ft.
1 to 2.5 acres	1,000 sq. ft.		1,500 sq. ft.
Over 2.5 acres	1,400 sq. ft.		1,900 sq. ft.
* Includes the combined floor area of each story of the structure.			

9. The total area of all accessory buildings or structures on a single-family residentially zoned parcel shall not exceed the above noted area, except in the following cases after consideration and approval by the Zoning Board of Appeals *(amended 11.28.85 06.15.15)*:
- On single-family residential lots, a variance may be sought to permit increased accessory building, structure or use, provided all of the following conditions are met:
 - The accessory building or structure is aesthetically compatible with, and constructed of the same color as the principal residential building or structure.
 - The accessory building or structure, as well as the principal residential building or structure, can be accommodated on the parcel and together cover no more than twenty percent (20%) of the lot area in the Suburban Farms (SF), Suburban Estates (SE), or Suburban Ranch (SR) Zoning Districts or twenty-five percent (25%) of the lot area in the Residential 1, 2, or 3 (R-1, R-2, R-3) Zoning Districts.
 - The principal residential building or structure contains at least the minimum floor area of living space as required for the specific zoning district and as set forth in the specific zoning district of this Zoning Ordinance. *(amended 07.16.18)*
 - The accessory building or structure is used for the indoor storage of items that are permitted to be stored in a rear or side yard, but that could be unsightly if such were done.
 - On parcels of more than five (5) acres in size used for agricultural purposes, a variance may be sought from the Zoning Board of Appeals to permit additional accessory buildings or structures for the purpose of storing agricultural implements, equipment, products, livestock, and similar items.

Courtney Keisman

From: Jeff Williams
Sent: Tuesday, May 10, 2022 7:22 AM
To: Courtney Keisman
Cc: Robert Duke; John Pender
Subject: RE: ZBA Documents for the May 23, 2022 ZBA Meeting

If this is the case the fire department has no concerns at this time with this application



Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Office: 248.391.0304 ext. 2004 Cell: 248.978.5143
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Monday, May 9, 2022 2:30 PM
To: Jeff Williams <jwilliams@oriontownship.org>
Cc: Robert Duke <rduke@oriontownship.org>; John Pender <jpender@oriontownship.org>
Subject: RE: ZBA Documents for the May 23, 2022 ZBA Meeting

Hello Jeff.

Lynn contacted the applicant regarding the road that goes behind the home for case AB-2022-20. He told her that it is a continuation of his driveway. If you have any further questions, please let me and/or Lynn know.

Thank you,



Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org

From: Jeff Williams <jwilliams@oriontownship.org>
Sent: Monday, May 9, 2022 1:50 PM
To: Courtney Keisman <ckeisman@oriontownship.org>
Cc: Robert Duke <rduke@oriontownship.org>; John Pender <jpender@oriontownship.org>
Subject: RE: ZBA Documents for the May 23, 2022 ZBA Meeting

Can you provide any information on the road that goes behind the home for case AB-2022-20? Is it a driveway, is it a private road? Please let me know

I have reviewed case 19 and have no concerns with that one



Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Office: 248.391.0304 ext. 2004 Cell: 248.978.5143
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Monday, May 9, 2022 11:30 AM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the May 23, 2022 ZBA Meeting

Mr. Williams.

Hello Jeff. Attached is 2 ZBA cases that needs to be reviewed by you for the May 23, 2022 ZBA Meeting.

Thank you,



Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org

Lynn Harrison

From: Kenneth <kdoughty2@gmail.com>
Sent: Friday, May 6, 2022 1:02 PM
To: Lynn Harrison
Subject: Pole barn 2740 Juhdah

Thank 🙏 you for your information.

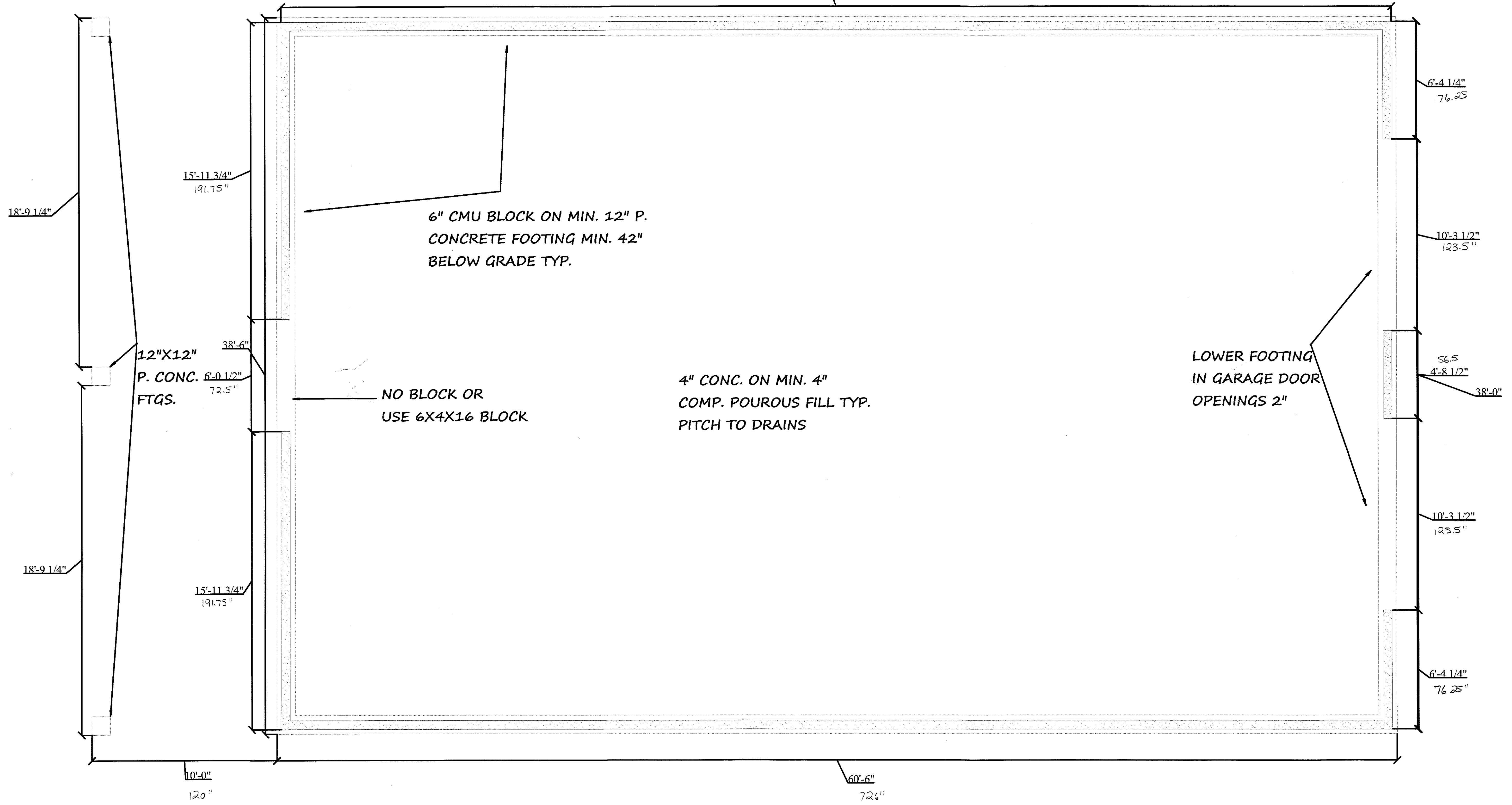
I would like to add; that color of structure might be green, to blend with surroundings.

Thank you for your patience.

Kenneth Doughty

FOUNDATION PLAN SCALE-3/8"=1'0"

60'-0" 72'-0"



HWHL LLC.
2740 JUDAH RD, ORION TWP, MI 48359

$$191.75 + 72.5 + 191.75 = 456"$$

$$76.25 + 123.5 + 56.5 + 123.5 + 76.25 = 456"$$

$$72'-6" + 120" = 84'-6"$$

$$456" \times 846" = 385,776" \div 144 = 2,679$$

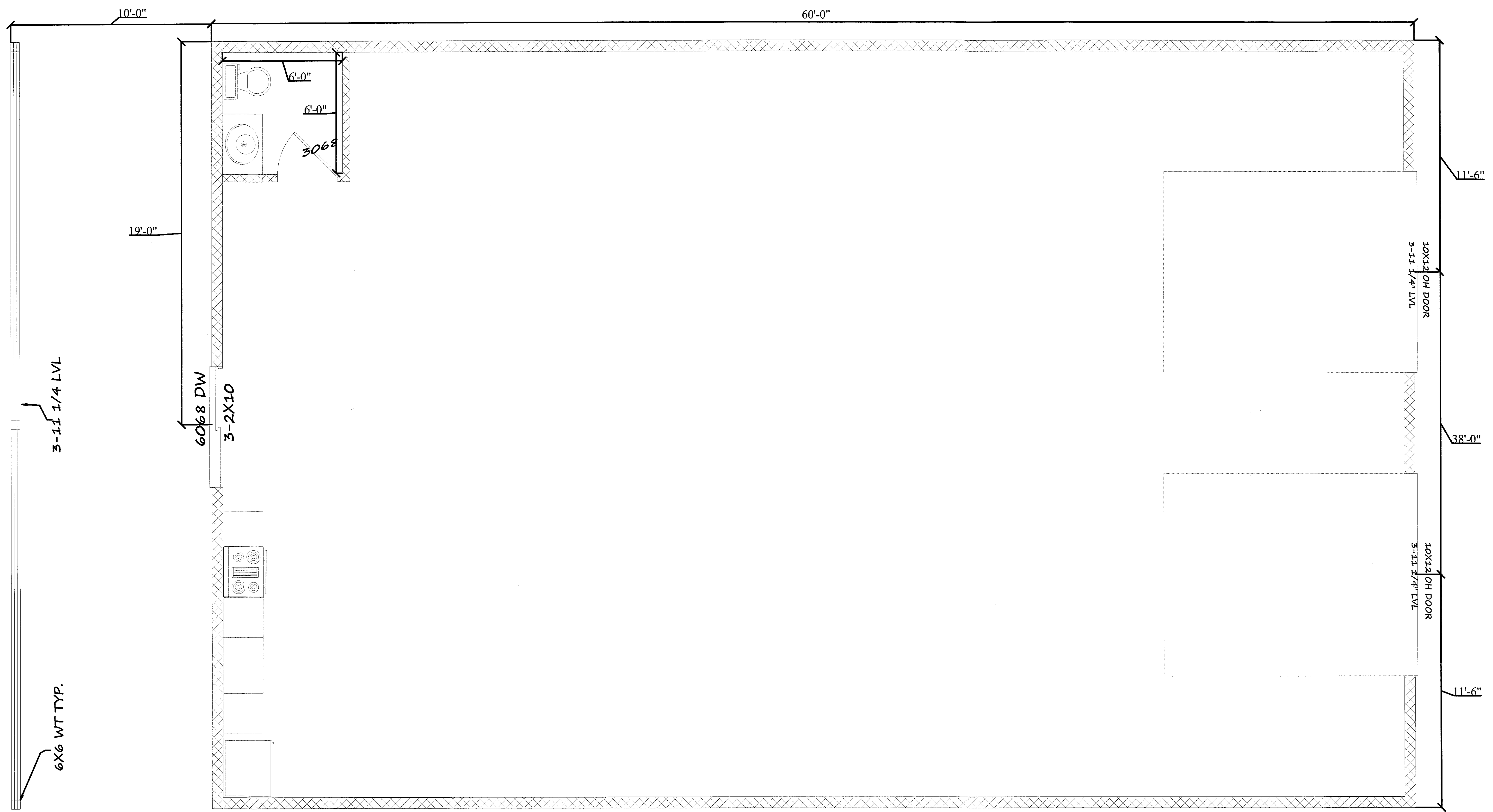
HWHL LLC.
2740 JUDAH RD., ORION TWP.

FLOOR PLAN SCALE-3/8"=1' 0"



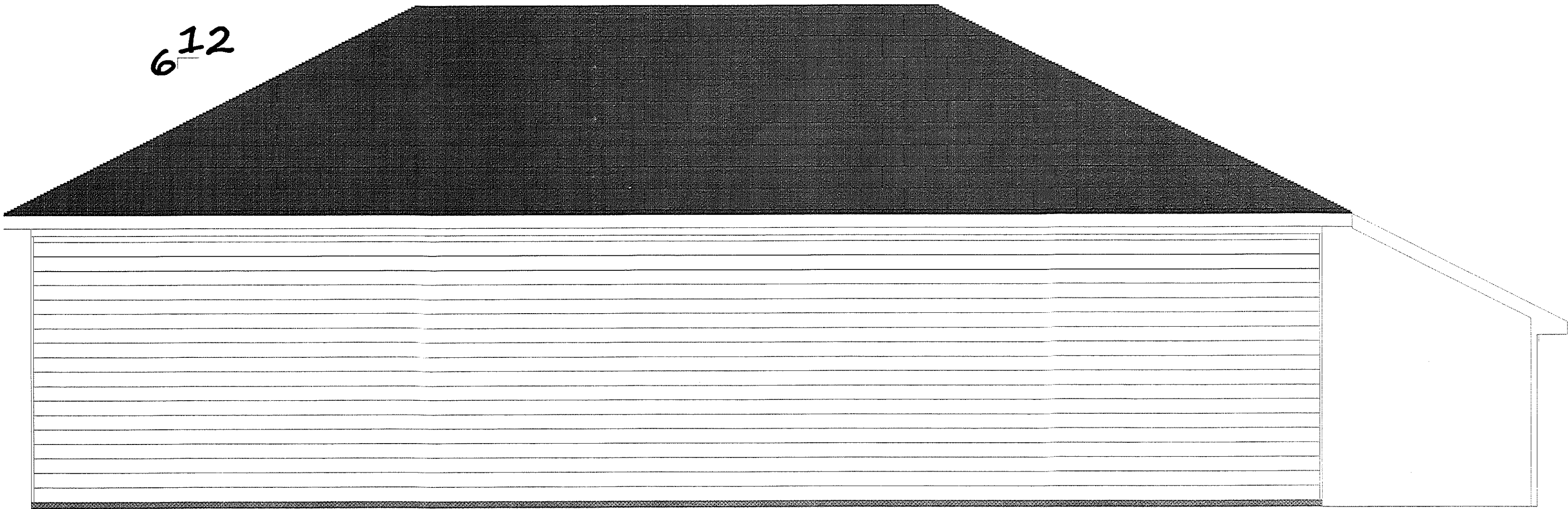
HVHL LLC.
2740 JUDAH RD., ORION TWP.

FLOOR PLAN SCALE-3/8"=1' 0"



HWHL LLC.
2740 JUDAH RD., ORION TWP.

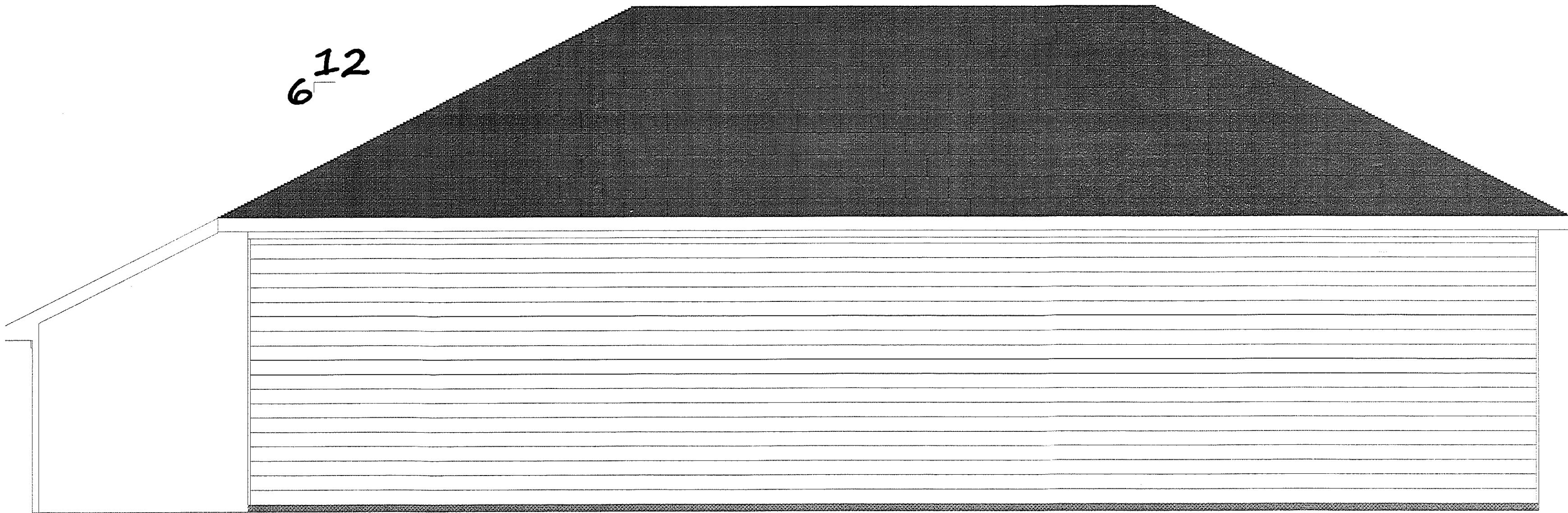
EAST ELEVATION



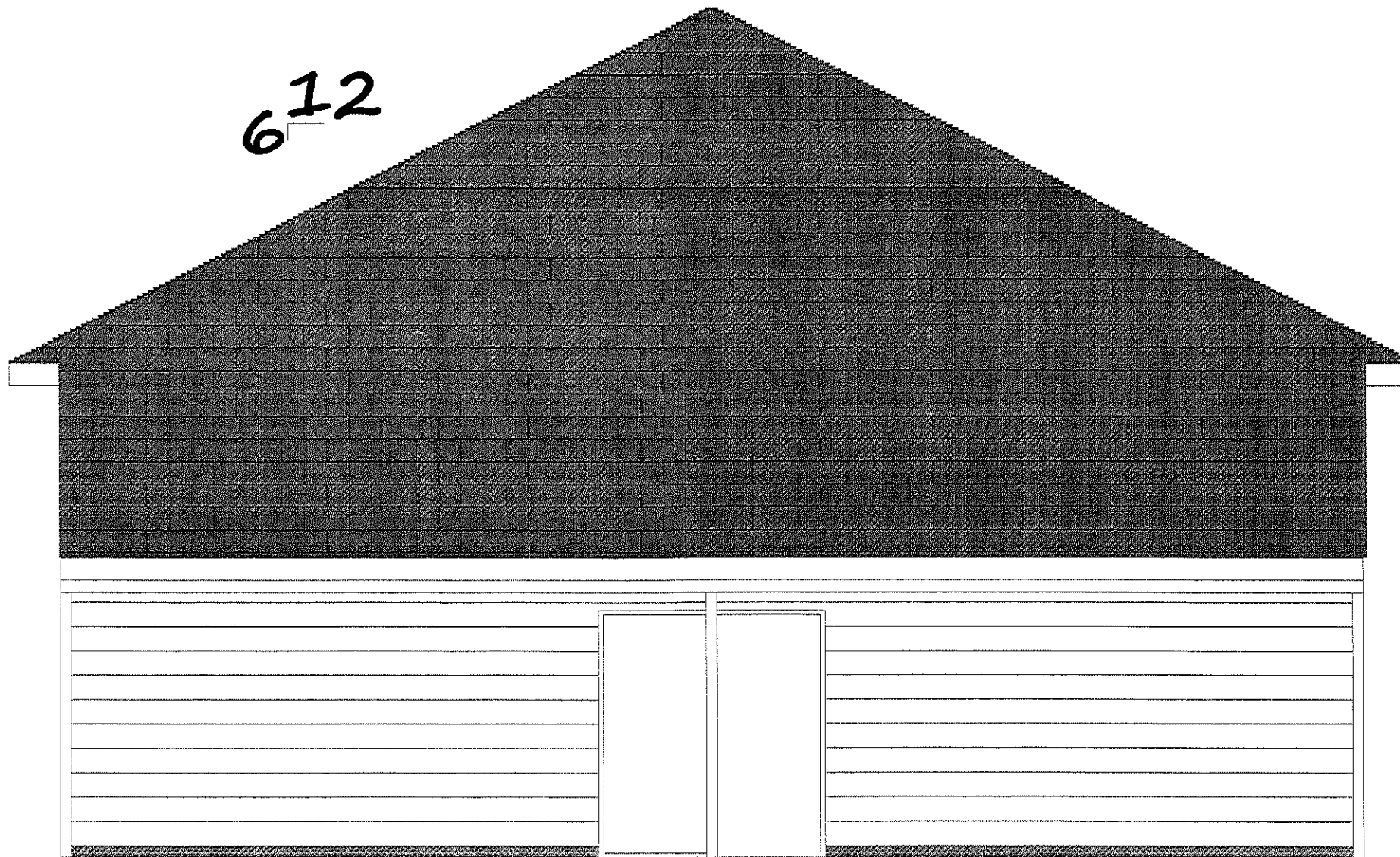
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION (LAKESIDE)



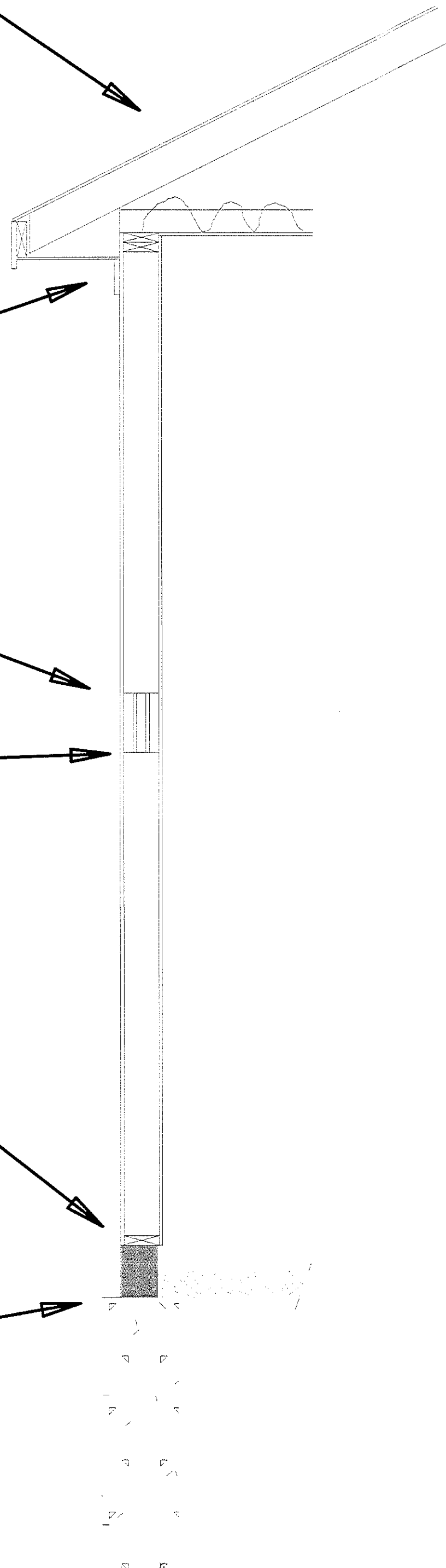
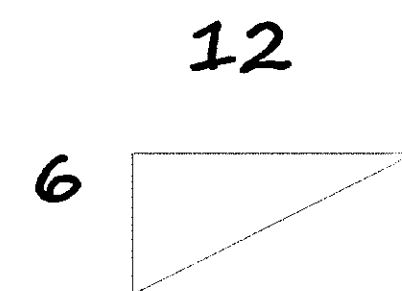
ASPHALT SHINGLES ON
15* ROOF FELT ON
7/16" OSB SHEATHING W/
CLIPS AT EACH TRUSS SPACE ON
P.E. WOOD TRUSSES @ 24" O.C.
WITH MIN. R-19 INSULATION
PROVIDE HURRICANE STRAPS TO TRUSS
1/2" DRYWALL TYP.

1X8 WOOD FACIA
1X6 WOOD FRIEZE
16" L.P. VENTED SOFFIT

HEADER PER PLAN TYP.
LINE OF VINYL SIDING ON
GLC WRAP ON
7/16" OSB SHEATHING ON
2X6 STUDS @ 16" O.C. W/
R-19 INSULATION TYP.
1/2" DRYWALL TYP.

2X6 WT PLATE WITH SILL SEAL
W/ SILL STRAPS 32" O.C.

6" BLOCK ON MIN. 12"X42"
P. CONC. FOOTING TYP.
MIN. 4" P.C SLAB ON COMPACTED
FILL



ASPHALT SHINGLES ON
15# ROOF FELT ON
7/16" OSB SHEATHING
W/ CLIPS AT EACH SPACE
ON 2X6 RAFTERS @ 24"O.C.

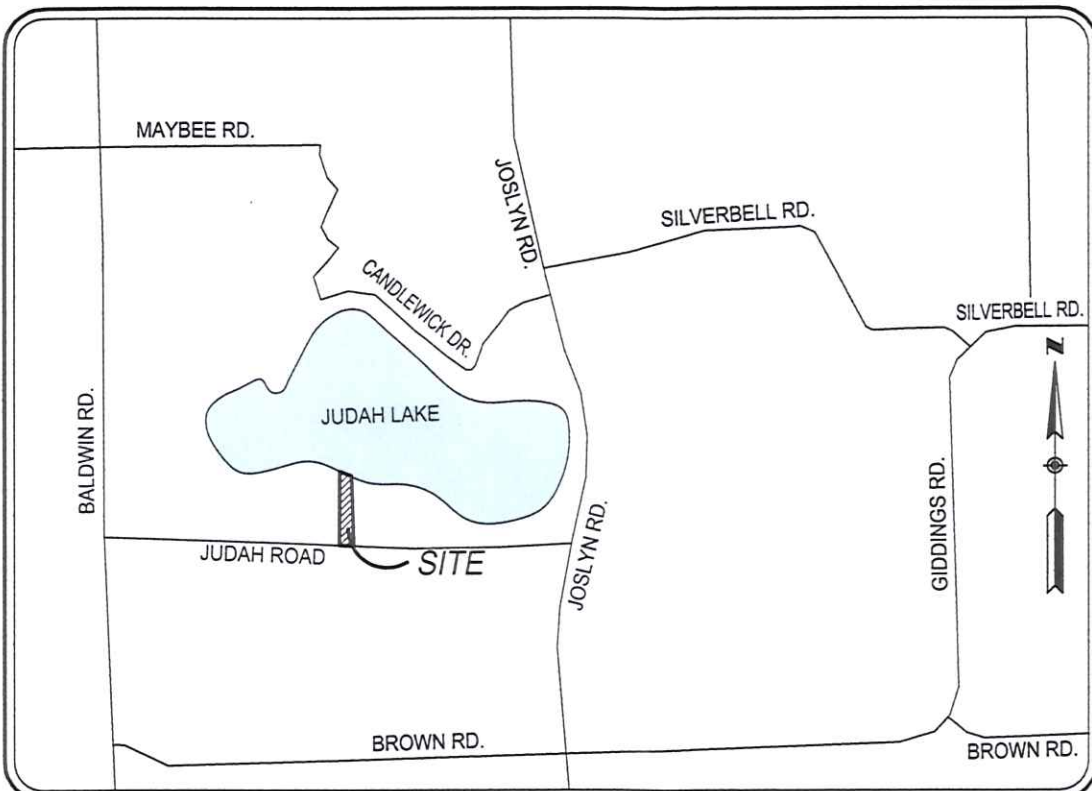
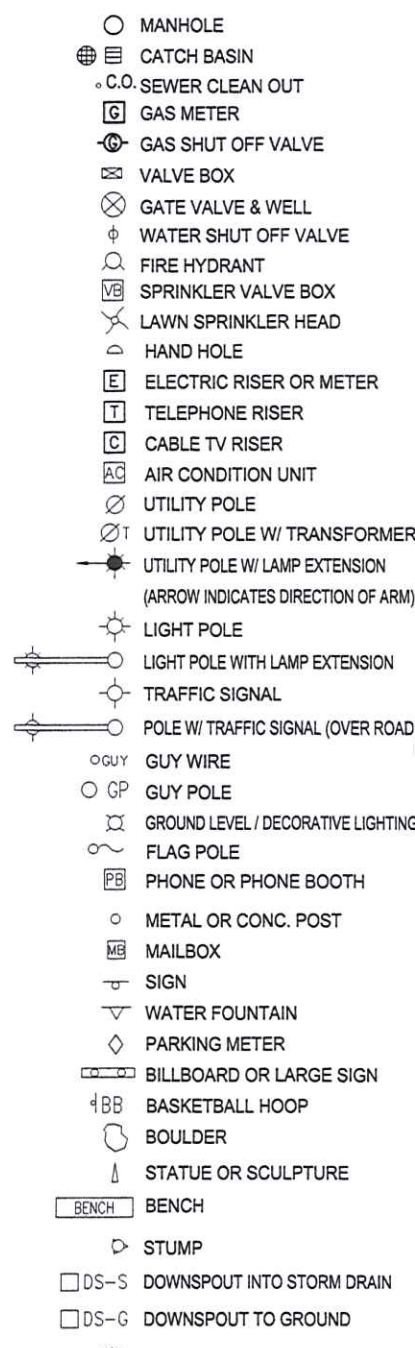
1X8 WOOD FACIA
1X3 WOOD FRIEZE
16" LP VENTED SOFFIT

3-11 1/4" LVL
3-6X6 W.T. POSTS W/
SIMPSON B60 TOP AND BOT.

12"X12" P.CONC. FOOTING MIN.
42" BELOW GRADE

SCALE-3/4"=1'-0"

LEGEND



LOCATION MAP
NOT TO SCALE

SURVEYOR'S COMMENTS

1. THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY SPALDING DEDECKER INC. DURING MARCH OF 2022.
2. THE PROPERTY LINES/RIGHT-OF-WAY LINES SHOWN ON THIS TOPOGRAPHICAL SURVEY ARE INTENDED TO BE AN APPROXIMATE GRAPHICAL REPRESENTATION BASED UPON A COMBINATION OF A PROVIDED LEGAL DESCRIPTION, FOUND FIELD MONUMENTATION AND OCCUPATION. A COMPLETE PROPERTY LINE ANALYSIS HAS NOT BEEN PERFORMED AND PROPERTY CORNERS HAVE NOT BEEN SET IN THE FIELD PER THE AGREED TO SCOPE OF SERVICES.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH THAT WOULD IDENTIFY ANY RECORDED EASEMENTS THAT ENCUMBER THIS PROPERTY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAY TAKINGS AND RESTRICTIVE COVENANTS THAT ARE NOT SHOWN.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE GRID AND THE UNITS ARE INTERNATIONAL FEET AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). THE COORDINATE SYSTEM FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (2113) BASED ON NAD83 (2011).
5. PROPERTY LINES HAVE BEEN ROTATED TO STATE PLANE GRID BEARINGS; THEREFORE, THE BEARINGS OF THE PROPERTY LINES ON THE DRAWING WILL NOT MATCH THOSE SHOWN IN THE LEGAL DESCRIPTION.
6. THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88) AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

SURVEYOR'S STATEMENT

WE HEREBY STATE THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND IS FROM ACTUAL FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

Scott J. Kehrer
SCOTT J. KEHRER
PROFESSIONAL SURVEYOR No. 4001052477



LEGAL DESCRIPTION

SOURCE: OAKLAND COUNTY TAX RECORDS
OWNER: HWIL LLC
TAX PARCEL ID: 09-32-200-029
ADDRESS: 2740 JUDAH ROAD
T4N, R10E, SEC 32 JUDAH LAKE FARMS LOT 18

CENTER POST
OF SECTION 32
T.04N., R.10E.
LAKE ORION
OAKLAND COUNTY, MI



EAST 1/4 CORNER
OF SECTION 32
T.04N., R.10E.
LAKE ORION
OAKLAND COUNTY, MI

905 South Blvd. East
Rochester Hills, MI 48307
Phone (248) 844-5400
Fax (248) 844-5404

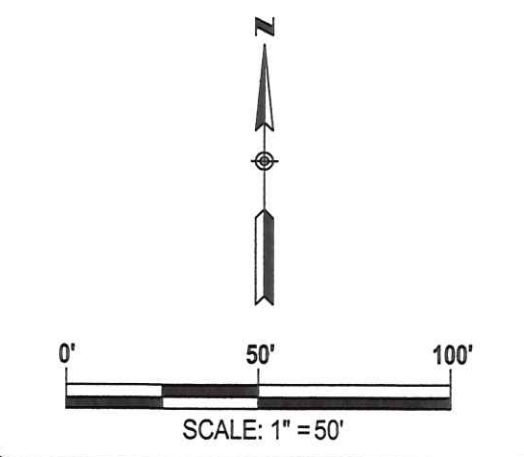
15 E. Baltimore St.
Detroit, MI 48202
Phone (313) 305-9120
Fax (313) 305-9121

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone (248) 844-6274

400 Ann St. NW, Suite 204
Grand Rapids, MI 49504
Phone (616) 885-5802

www.sda-eng.com
(800) 598-1600

63



SCALE: 1" = 50'



UTILITY NOTE
PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKSTAKES, ETC. AS LOCATED BY THIS FIRM. FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.
COPYRIGHT © 2022 SPALDING DEDECKER ASSOCIATES, INC. THIS DRAWING AND THE SUBJECT MATTER CONTAINED THEREON IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF SPALDING DEDECKER ASSOCIATES, INC.

2740 JUDAH ROAD

LAKE ORION, MI

SITE PLAN OPTION #1

SECTION 32
TOWN 04 NORTH RANGE 10 EAST
ORION TOWNSHIP
OAKLAND COUNTY, MICHIGAN

NO.	DATE	REVISION

VERIFY SCALES	
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DRAFTER N. POOLE	DATE 04-08-22
CHECKED S. KEHRER	DATE 04-08-22
FIELD LEADER A. MINER	PROJECT SURVEYOR S. KEHRER
PROJECT MANAGER S. KEHRER	DEPARTMENT MANAGER G. PLATZ
JOB NO. SM22053BD	DRAWING NO. SM22053BDY-2
SCALE: 1" = 50'	SHEET NO. 1 OF 1

[illegible]

RECEIVED

MAY 23 2022

RE: ZBA case # AB-2022-19; 2740 Judah Rd.

Orion Township
Planning & Zoning

My name is Ken Kowalski and I have owned 2710 Judah since 1987. I have reviewed the requested variance for 2740 that was published at the Township's website and have three points that I would like to make related to the size and location of the building. I built and permitted a shed on my property a number of years and speak from that experience.

First is the overall size of the structure. At 2600 square feet it is larger than, I would say, all other structures/ houses on Judah Road. Being that large, it is out of proportion to the entire street and is contrary to the feel of the neighborhood. A smaller structure would be much more conforming to the neighborhood.

Second, relates to the building visibility. When I built my shed, I located it not to detract from neighbors' view. The proposed site plans do not identify any material to obscure it from the street/neighbors. A combination of building location and mature trees could be possible methods to resolve this issue.

Third is related to the use of the proposed building. RV storage is allowable on our street, no question. But the variance's living space with drywalled bathroom, kitchen and open area are essentially a ~1200 square foot home attached to the storage building.

I want to emphasize that I am not against out-buildings (I have one) and support the building code variance process. But I believe that a different solution can be had to resolve the requested RV storage building. Thank you.



Charter Township of Orion

Planning Division

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: May 12, 2022

SUBJECT: Staff Report for AB-2022-20, Ronald Gentry, 1031 Elm, 09-15-126-003

The applicant is requesting to add a 2,400-sq. ft. pole barn to his property 0-ft. from the property line to the north.

The property has 2 front yards – W. Clarkston Road and Elm Ave. Therefore, it has 2 front yard setbacks of 40-ft. each.

The applicant has indicated that Elm Ave., although it appears on the plat map as a road, there is never any vehicle activity on it.

Also, as the maximum floor area of all detached accessory buildings will be exceeded and the maximum floor area of all accessory building will be exceeded – both will need variances.

Per a question by the Fire Marshal – it appears there is a road or path from Elm Ave. onto the applicant's property to the west. The applicant explained that this part of a circular driveway that goes around the house.

Please contact me if you have any questions.



Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: May 12, 2022

RE: AB-2022-20, Ronald Gentry, 1031 Elm Ave., 09-15-126-003

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either **approval** or **denial**. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.

SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-20, Ronald Gentry, 1031 Elm Ave., 09-15-126-003**, I would move that the petitioner's request for:

3 variances from Zoning Ordinance #78 – Zoned SE, Article V, Section 5.04

1. A 40-ft. front yard setback variance from the required 40-ft. to construct a pole barn 0-ft. from the front property line along Elm Ave.

Article XXVII, 27.02(8) - Lot size over 2.5 acres

2. A 1,000-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to build a 2,400-sq. ft. pole barn.
3. A 2,300-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 2,400-sq. ft. pole barn in addition to a 1,800-sq. ft. attached garage.

be **granted** because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:
2. Unreasonably increase the congestion in public streets due to:
3. Increase the danger of fire or endanger the public safety due to:
4. Unreasonably diminish or impair established property values within the surrounding area due to:
5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-20, Ronald Gentry, 1031 Elm Ave., 09-15-126-003**, I would move that the petitioner's request for:

3 variances from Zoning Ordinance #78 – Zoned SE, Article V, Section 5.04

1. A 40-ft. front yard setback variance from the required 40-ft. to construct a pole barn 0-ft. from the front property line along Elm Ave.

Article XXVII, 27.02(8) - Lot size over 2.5 acres

2. A 1,000-sq. ft. variance above the allowed 1,400-sq. ft. maximum floor area of all detached accessory buildings to build a 2,400-sq. ft. pole barn.
3. A 2,300-sq. ft. variance above the allowed 1,900-sq. ft. maximum floor area of all accessory buildings to build a 2,400-sq. ft. pole barn in addition to a 1,800-sq. ft. attached garage.

be **denied** because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are *not* exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is *not* necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will *be* materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:



Charter Township of Orion
Planning & Zoning Department
2323 Joslyn Rd., Lake Orion MI 48360
P: 248-391-0304 ext. 5001

RECEIVED
APR 22 2022
Orion Township
Planning & Zoning

Case # AB-2022-20

Meeting Date: 5/23/2022

Charter Township of Orion Zoning Board of Appeals Application for Appeal - Single Family Residential

NOTICE TO APPLICANT:

The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of \$250.00 for a residential application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2323 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT

Name: Ronald E Gentry
Address: 1031 Elm City/State/Zip: Lake Orion 693-
Phone: 248-495-0777 Cell: _____ Fax: 248-~~795~~ 0528
Email: rngentry@aol.com rngentry@aol.com

PROPERTY OWNER(S)

Name (s): Ronald E Gentry
Address: 1031 Elm City/State/Zip: Lake Orion MI 48362
Phone: 248-495-0777 Cell: _____ Fax: 248-693-0528
Email: rngentry

CONTACT PERSON FOR THIS REQUEST

Name: Ron Gentry Phone: 248-495-0777 Email: _____

SUBJECT PROPERTY

Address: 1031 Elm Sidwell Number: 09-15-126-003
Total Acreage: 6 Length of Ownership by Current Property Owner: 11 Years, _____ Months
Does the owner have control over any properties adjoining this site? NO
Zoning Ordinance _____
Allowance/Requirement _____ Deviation requested _____

Case #: _____

RESIDENTIAL VARIANCE

1. Describe in detail the nature of the request. To build a garage to the N border of my property 40'x60' 2400 square ft

2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. I cannot access 4 Acres of my land and no access to the lake, this is because of the Wetlands I will want to Park my 45' Motorhome and my 25' Boat in side

3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: this will not harm others in my area I will build to the codes and safety regulations

4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible:

5. Describe how the alleged practical difficulty has not been self-created.

6. The topography of said land makes the setbacks impossible to meet because:

7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. A road that cannot be used sitting on the North side of my property

Case #: _____

8. Have there been any previous appeals involving this property? If so, when? No

9. Is this request the result of a Notice of Ordinance Violation? ☐ Yes ☒ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant: Ronald E. Gentry Date: 4-22-2022
(must be original ink signature)

Print Name: Ronald E Gentry

Signature of Property Owner: Ronald E. Gentry Date: 4-22-2022
(must be original ink signature)

Print Name: Ronald E Gentry

If applicable:

I the property owner, hereby give permission to _____ to represent me at the meeting.

OFFICE USE ONLY

Zoning Classification of property: _____ Adjacent Zoning: N. S. E. W.

Total Square Footage of Principal Structure: _____ Total Square Footage of Accessory Structure(s): _____

Description of variance(s): _____

Date Filed: _____ Fee Paid: _____ Receipt Number: _____

Gentry

N ↑



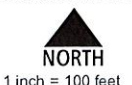
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 4/22/2022



Zoned
SE

AB-2022-20 1031 Elm 09-15-126-003
6.089 Acres 265,236.84[#] 20% = 53,047.37[#]

Has 2 front yard setbacks - Clarkston Rd & Elm Ave.

Setbacks:

Front setback 40' Clarkston Rd. OK 0-ft Elm Variance 40-ft.

Rear yard setback 40' OK

Wetland Setback 25' OK

Side yard 20' OK

Lot Coverage

House

Attached garage 993 - 1,800

Deck 286[#]
~~11516~~

proposed Pole Barn 2,400[#] (40x60)

Porch 84[#]

max. floor area of all detached accessory Structures
1,400[#]

max. floor area of all
accessory Structures 1,900[#]

proposed Pole Barn 2,400

~~Attached garage 993~~

~~2,400~~
~~3,393~~

~~1,993~~ 1,000[#]
variance

proposed Pole Barn 2,400

~~Attached garage 993~~ 1,800

~~3,393~~ 4,200

~~1,493~~ 2,300
variance

27.02 Buildings, Structures, and Uses

6. Household animal enclosures, dog runs, central air conditioning units, heat pumps, and other mechanical system components that could, or are likely to, produce noise, odor, or other nuisances shall not be located adjacent to an adjoining property owner's living or sleeping area where windows and/or doors would be exposed to the nuisance.

It is the intent of these provisions to place the responsibility of abating or controlling nuisances on the owner of the lot where the nuisances are produced, rather than on the adjoining neighbors.

7. Accessory buildings or structures are not to be used for commercial operations other than home occupations, as defined in Article II, Section 2.01.
8. The total of all accessory buildings or structures in a single-family residentially zoned district or on a parcel used for a single-family dwelling, except as modified in Paragraph 9, shall not exceed the following *(amended 11.28.85)*:

LOT SIZE	MAXIMUM FLOOR AREA OF DETACHED ACCESSORY BUILDINGS	MAXIMUM FLOOR AREA OF ATTACHED ACCESSORY BUILDINGS	TOTAL MAXIMUM FLOOR AREA OF ALL ACCESSORY BUILDINGS *
Up to 1/2 acre	750 sq. ft.	75% of the principal structure	1,150 sq. ft.
1/2 to 1 acre	900 sq. ft.		1,300 sq. ft.
1 to 2.5 acres	1,000 sq. ft.		1,500 sq. ft.
Over 2.5 acres	1,400 sq. ft.		1,900 sq. ft.
* Includes the combined floor area of each story of the structure.			

9. The total area of all accessory buildings or structures on a single-family residentially zoned parcel shall not exceed the above noted area, except in the following cases after consideration and approval by the Zoning Board of Appeals *(amended 11.28.85 06.15.15)*:
 - a. On single-family residential lots, a variance may be sought to permit increased accessory building, structure or use, provided all of the following conditions are met:
 - i. The accessory building or structure is aesthetically compatible with, and constructed of the same color as the principal residential building or structure.
 - ii. The accessory building or structure, as well as the principal residential building or structure, can be accommodated on the parcel and together cover no more than twenty percent (20%) of the lot area in the Suburban Farms (SF), Suburban Estates (SE), or Suburban Ranch (SR) Zoning Districts or twenty-five percent (25%) of the lot area in the Residential 1, 2, or 3 (R-1, R-2, R-3) Zoning Districts.
 - iii. The principal residential building or structure contains at least the minimum floor area of living space as required for the specific zoning district and as set forth in the specific zoning district of this Zoning Ordinance. *(amended 07.16.18)*
 - iv. The accessory building or structure is used for the indoor storage of items that are permitted to be stored in a rear or side yard, but that could be unsightly if such were done.
 - b. On parcels of more than five (5) acres in size used for agricultural purposes, a variance may be sought from the Zoning Board of Appeals to permit additional accessory buildings or structures for the purpose of storing agricultural implements, equipment, products, livestock, and similar items.

Section 5.04 – Area and Bulk Requirements *(amended 01.05.87, 02.17.04, 02.07.05, 07.16.18)*

Please see the Matrix Chart in Section 5.01 for variations to these requirements by use.

	SF	SE	SR
Minimum Lot Area	2.5 acres or 108,900 sq. ft. of gross area	1.5 acres or 65,340 sq. ft. of gross area	30,000 sq. ft. or gross area
Minimum Width of Lot	165 ft.	165 ft.	120 ft.
Minimum Lot Setbacks			
Front Yard*	40 ft.	40 ft.	40 ft.
Each Side Yard**	20 ft.	20 ft.	20 ft.
Rear Yard	40 ft.	40 ft.	40 ft.
Minimum Floor Area/Unit	1,200 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
Maximum Lot Coverage	20% - all structures		
Total Maximum Floor Area of All Accessory Buildings	See Section 27.02, A, 8		
Height of Structures	Habitable structure - 2 stories, up to 30 feet. Any existing structures higher than this maximum shall remain conforming to Zoning Ordinance requirements in reference to height.		
* Where the front setbacks of two (2) or more principal structures in any block (in the case of platted properties) or within three hundred (300) feet (in the case of unplatted properties) in existence at the time of passage of this Ordinance, within the district zoned and on the same side of the street, are less than the minimum front setbacks required herein, then any building subsequently erected within said block (or three hundred (300) feet) shall not be less and not be greater than the average depth of the front setbacks of the existing structures.			
** Where a garage door or opening faces a side lot line, said side lot setback shall be thirty (30) feet.			

Section 5.05 – Sign Regulation *(amended 10.08.98, 02.21.06)*

All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153.

Section 5.06 – Tree Preservation Regulations *(amended 08.03.00)*

The tree removal permit requirements apply to developments in this District, according to the terms of Section 27.12.

Section 5.07 – Wetland Setbacks *(added 09.17.07)*

The wetland setback requirements apply to developments in this District, according to the terms of Section 27.17.

Courtney Keisman

From: Jeff Williams
Sent: Tuesday, May 10, 2022 7:22 AM
To: Courtney Keisman
Cc: Robert Duke; John Pender
Subject: RE: ZBA Documents for the May 23, 2022 ZBA Meeting

If this is the case the fire department has no concerns at this time with this application



Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Office: 248.391.0304 ext. 2004 Cell: 248.978.5143
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Monday, May 9, 2022 2:30 PM
To: Jeff Williams <jwilliams@oriontownship.org>
Cc: Robert Duke <rduke@oriontownship.org>; John Pender <jpender@oriontownship.org>
Subject: RE: ZBA Documents for the May 23, 2022 ZBA Meeting

Hello Jeff.

Lynn contacted the applicant regarding the road that goes behind the home for case AB-2022-20. He told her that it is a continuation of his driveway. If you have any further questions, please let me and/or Lynn know.

Thank you,



Courtney Keisman
Clerk III
Planning & Zoning
2323 Joslyn Road, Lake Orion, MI 48360
O: 248.391.0304, ext. 5003
W: www.oriontownship.org

From: Jeff Williams <jwilliams@oriontownship.org>
Sent: Monday, May 9, 2022 1:50 PM
To: Courtney Keisman <ckeisman@oriontownship.org>
Cc: Robert Duke <rduke@oriontownship.org>; John Pender <jpender@oriontownship.org>
Subject: RE: ZBA Documents for the May 23, 2022 ZBA Meeting

Can you provide any information on the road that goes behind the home for case AB-2022-20? Is it a driveway, is it a private road? Please let me know

I have reviewed case 19 and have no concerns with that one



Jeffrey Williams, CFPS – Fire Marshal
Orion Township Fire Department - Fire Prevention
3365 Gregory Road Lake Orion, MI 48359
Office: 248.391.0304 ext. 2004 Cell: 248.978.5143
Fax: 248.309.6993

From: Courtney Keisman <ckeisman@oriontownship.org>
Sent: Monday, May 9, 2022 11:30 AM
To: Jeff Williams <jwilliams@oriontownship.org>
Subject: ZBA Documents for the May 23, 2022 ZBA Meeting

Mr. Williams.

Hello Jeff. Attached is 2 ZBA cases that needs to be reviewed by you for the May 23, 2022 ZBA Meeting.

Thank you,

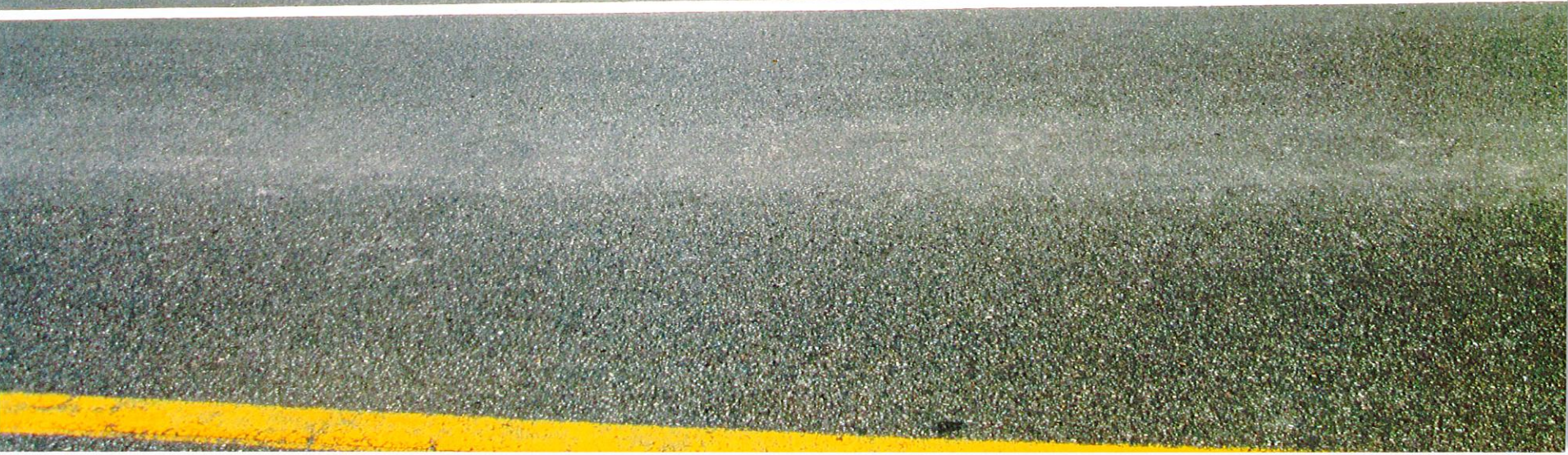


Courtney Keisman
Clerk III
Planning & Zoning
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W: www.oriontownship.org











Charter Township of Orion

Planning Division

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Coordinator

DATE: May 12, 2022

SUBJECT: Staff Report for AB-2022-21, Sean Awdish, Silver Spruce Signs

The Silver Spruce Plaza project is located on the northeast corner of Silverbell and Lapeer Roads. The development received approval as a Planned Unit Development (PUD) and consists of a gas station with a convenience store and a separate commercial component to the north.

This variance request is for additional signage for the gas station/convenience store.

The PUD plan was approved with 1 wall sign for each individual tenant of the gas station/convenience store. At this time there is only one tenant and 1 sign has already been approved for that tenant which is the 27.67-sq. ft. sign on the front of the building. That tenant is now seeking 5 additional signs for a total of 6.

The total square footage of all 6 signs will not exceed the maximum allowed of 200-sq. ft.

Should another tenant lease space in the gas station/convenience store, they would be allowed 1 wall sign for their business.

Please note, per State law, you can not regulate a sign by reading it. In other words, by what it says. Please base your decision on the criteria you use for ZBA variance requests.

Please contact me if you have any questions.



Charter Township of Orion

Planning & Zoning Department

2323 Joslyn Rd., Lake Orion MI 48360

P: (248) 391-0304 ext. 5001; Fax (248) 391-1454

MOTION OPTIONS

TO: Charter Township of Orion Zoning Board of Appeals

FROM: Lynn Harrison, Planning & Zoning Specialist

DATE: May 12, 2022

RE: AB-2022-21, Sean Awdish, 3901 S. Lapeer Rd., 09-26-452-017

I am providing motion options for the above-mentioned case.

Please consider and deliberate on each of the criteria listed which the applicant should meet in order for their request to be approved. These are known as the Findings of Fact and need to be included in a motion for either **approval** or **denial**. Any additional Findings of Facts should be added to the motion.

The variance language listed was verified by the petitioner/applicant and advertised to the public. As a reminder - due to the language being advertised, the ZBA may lessen the requested deviation(s) but cannot grant more than what was advertised.

If you have any questions regarding the case, please give me a call at the Township ext. 5001.

SAMPLE MOTION FOR

APPROVAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-21, Sean Awdish, 3901 S. Lapeer Rd., 09-26-452-017**, I would move that the petitioner's request for:

1 variance from Sign Ordinance #153 – Zoned PUD

1. A variance for 5 additional wall signs above the 1 allowed/approved for a total of 6 wall signs totaling 107.39-sq. ft.

be **granted** because the petitioner did demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does show the following Practical Difficulty (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would not:

1. Impair an adequate supply of light and air to adjacent property due to:
2. Unreasonably increase the congestion in public streets due to:
3. Increase the danger of fire or endanger the public safety due to:
4. Unreasonably diminish or impair established property values within the surrounding area due to:
5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

SAMPLE MOTION FOR

DENIAL OF A NON-USE VARIANCE

In the matter of ZBA case **#AB-2022-21, Sean Awdish, 3901 S. Lapeer Rd., 09-26-452-017**, I would move that the petitioner's request for:

1 variance from Sign Ordinance #153 – Zoned PUD

1. A variance for 5 additional wall signs above the 1 allowed/approved for a total of 6 wall signs totaling 107.39-sq. ft.

be **denied** because the petitioner did not demonstrate that the following standards for variances have been met in this case in that they set forth facts which show that in this case:

1. The petitioner does not show Practical Difficulty due to (*Defined: Due to unique characteristics of the property and **not** related to general conditions in the area of the property*):

2. The following are *not* exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone:

3. The variance is *not* necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone or vicinity based on the following facts:

4. The granting of the variance or modification will *be* materially detrimental to the public welfare or materially injurious to the property or to improvements in such zone or district in which the property is located based on the following findings:

Further, based on the following findings of facts, the granting of this variance would:

1. Impair an adequate supply of light and air to adjacent property due to:

2. Unreasonably increase the congestion in public streets due to:

3. Increase the danger of fire or endanger the public safety due to:

4. Unreasonably diminish or impair established property values within the surrounding area due to:

5. Or, In any other respect, impar the public health, safety, comfort, morals, or welfare of the inhabitants of the Township due to:

RECEIVED

APR 26 2022



Charter Township of Orion
Planning & Zoning Department
2525 Joslyn Rd., Lake Orion MI 48360
P: 248-391-0304 ext. 5001; F: 248-391-1454

Orion Township
Planning & Zoning

Case # AB-2022-21

Meeting Date: 5/23/2022

Charter Township of Orion Zoning Board of Appeals Application for Appeal - Commercial

NOTICE TO APPLICANT:

The following application must be completed and filed with the Township at least thirty days prior to a scheduled ZBA meeting in order to initiate an appeal. There is a non-refundable fee of \$500.00 for a commercial application.

Regular meetings of the ZBA are held on the second and fourth Mondays of each month at 7:00 p.m. at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360. A minimum of three cases are required in order to hold a meeting with a maximum of five. The applicant or a representative with written permission from the property owner must be present at the meeting.

PROOF OF OWNERSHIP MUST BE INCLUDED WITH THIS APPLICATION. Acceptable forms of documentation include: Warranty Deed, Quit Claim Deed, Land Contract, or Option to Purchase with a Copy of the Warranty Deed.

APPLICANT

Name: Sean Awdish
Address: 2995 Walton Blvd City/State/Zip: Rochester Hills, MI 48309
Phone: 248-330-6121 Cell: 248-330-6121 Fax: _____
Email: sean@ascrg.com

PROPERTY OWNER(S)

Name (s): Fahmi Awdish
Address: 3901 S Lapeer Rd City/State/Zip: Lake Orion, MI 48360
Phone: 248-330-6121 Cell: 248-330-6121 Fax: _____
Email: sean@ascrg.com , fahmi@ascrg.com

CONTACT PERSON FOR THIS REQUEST

Name: Sean Awdish Phone: 248-330-6121 Email: sean@ascrg.com

SUBJECT PROPERTY

Address: 3901 S Lapeer Rd Sidwell Number(s): 09-26-452-017
Total Acreage: _____ Length of Ownership by Current Property Owner: 30 Years, _____ Months
Does the owner have control over any properties adjoining this site? _____
Ordinance Allowance/
Requirement _____ Deviation requested _____
List additional ordinance requirements and deviations on a separate page
Case #: _____

COMMERCIAL VARIANCE

1. Describe the nature of the request. Approval for New Signage for New Convenience Store to allow business Imaging to match A-Star Convenience Imaging for a more modern look while allowing business to be able to get visibility of goods and services given corner location and the odd shape of Convenience store.
2. Describe how the request results from special or unique circumstances particular to the property, which are not applicable to other properties in the surrounding area. It is a corner site but the shape of the building has one main front with additional sides that face the main streets being M24(Lapeer) & Silverbell Rd.
3. If the appeal is granted, please explain how the variance will/will not be materially detrimental to the public health, safety and welfare, or to other properties or improvements in the Township: The imaging and signage is an overall improvement to the site and offers a clean modern look, not too bright and not tacky or low grade in any way. All lighting is LED & our Rochester Hills site at Walton & Adams has had same exact signage without any issues to the public or other properties..
4. Explain how the request is/is not consistent with other properties in the immediate area, please site examples if possible: The request for this many signs isn't inconsistent with other retailers in Lake Orion given the shape of the building and because the site is on the corner, the signage requested provides visibility to our good and services for each both M-24 & Silverbell.
5. Describe how the alleged practical difficulty has not been self-created. Due to the unique circumstances of the shape of the building as well as being on the corner of two major roadways, the request should not alter the essential character of the township given these circumstances and should not set a precedence for other local business.
6. The topography of said land makes the setbacks impossible to meet because: The main reason for the request is because the shape of the building and the two main roadways and providing adequate signage for drivers to safely be able to determine the good and services offered by the business.
7. Describe how strict compliance with the ordinance unreasonably prevents the owner from using the property for a permitted purpose, or to be unnecessarily burdensome. Having limited signage on only the front of the main building which faces the coner ntersection makes it difficult for drivers not heading North on Lapeer to be able to safely determine the goods and services offered and providing signage on the side of the building is essential to be viable.

Case #: _____

8. Have there been any previous appeals involving this property? If so, when? _____

9. Is this request the result of a Notice of Ordinance Violation? ☐ Yes ☐ No

I/We, the undersigned, do hereby request action by the ZBA on the variance or specified matter above, in accordance with Sections 30.06, 30.07, 30.08, 30.10, and 30.11 of the Zoning Ordinance. In support of this request the above facts are provided. I hereby certify that the information provided is accurate and the application that has been provided is complete. As the property owner (or having been granted permission to represent the owner as to this application), I hereby grant the Zoning Board of Appeals members permission to visit the property, without prior notification, as is deemed necessary.

Signature of Applicant:

(must be original ink signature)



Date: 4/25/2022

Print Name: Sean Awdish

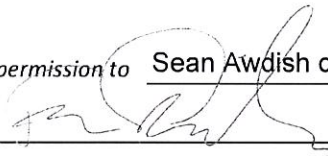
Property Owner:

If applicable:

I the property owner, hereby give permission to Sean Awdish or Allen/FastSigns to represent me at the meeting.

Signature of Property Owner:

(must be original ink signature)



Date: 4/25/2022

Print Name: Fahmi Awdish

OFFICE USE ONLY

Zoning Classification of property: _____ Adjacent Zoning: N. S. E. W.

Total Square Footage of Principal Structure: _____ Total Square Footage of Accessory Structure(s): _____

Description of variance(s): _____

Date Filed: _____ Fee Paid: _____ Receipt Number: _____

6 signs above 1 allowed

"A Star liquor" = 27.67

"Fine wine" = 1,400" or 9.72¢

"Craft Beer" = 1,400" or 9.72¢

"Welcome" = 1,400" or 9.72¢

"Liquor Craft Beer..." 3,640" or 25.28¢ side 1

"Liquor Craft Beer..." 3,640" or 25.28¢ side 2

107.39

2184
1800

SITE ADDRESS
3901 S. LAPEER
SIDE 1 ELEVATION

RECEIVED

APR 26 2022

Orion Township
Planning & Zoning

40' BUILDING FRONT

130"

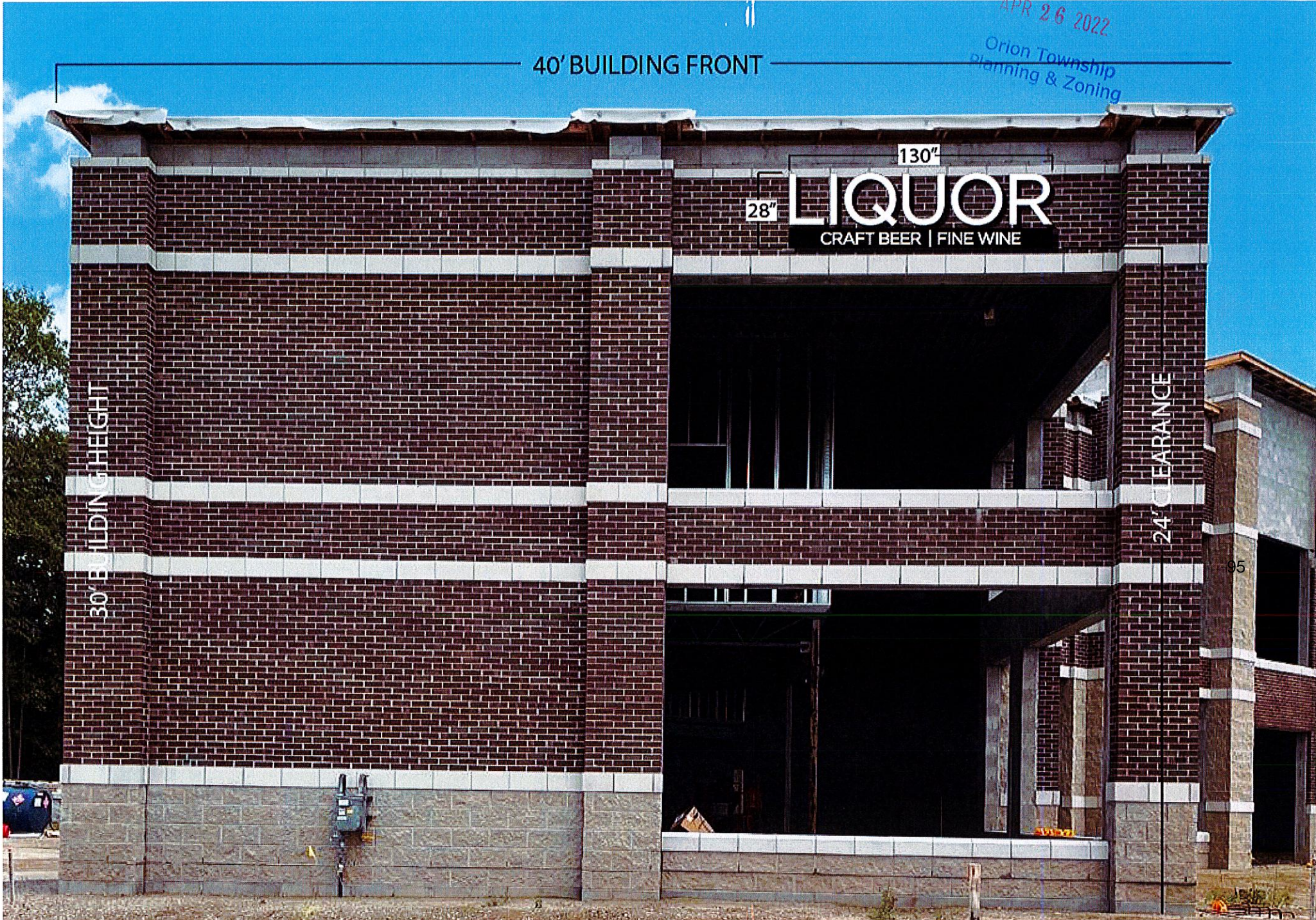
28"

LIQUOR
CRAFT BEER | FINE WINE

24' CLEARANCE

95

30' BUILDING HEIGHT



SITE ADDRESS
3901 S. LAPEER
SIDE 2 ELEVATION

40' BUILDING FRONT

130"

28"

LIQUOR
CRAFT BEER | FINE WINE

30' BUILDING HEIGHT

18' CLEARANCE

NPR 40-2020
Orion Township
Planning & Zoning

RECEIVED

APR 26 2022

Orion Township
Planning & Zoning

SITE ADDRESS
3901 S. LAPEER
FRONT ELEVATION

140' BUILDING FRONT

52"
42"
18" 100"
STAR
LIQUOR

34' BUILDING HEIGHT

100"
14" FINE WINE

100"
14" CRAFT BEER

22' CLEARANCE

100"
14" WELCOME

