

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
Tuesday, April 11, 2023 – 7:00 PM
Van Buren Township Hall Board Room
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89569350146>

Or One tap mobile :

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Webinar ID: 895 6935 0146

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

BZA Chair John Herman	___	Planning Commission Rep. Jeffrey S. Jahr	___
BZA Vice-Chair Amos Grissett	___	BZA Alt. Member Charles Larocque	___
BZA Member / Trustee Kevin Martin	___	Planning Commission Alt. Brian Cullin	___
BZA Member John Haase	___	Recording Secretary Brittney Williams	___
BZA Member Aaron Sellers	___	Director Dan Power	___

ACCEPTANCE OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from March 14, 2023

CORRESPONDENCE

PUBLIC HEARING (new business items)

1. Case Number: 23-014 – Dimensional (height) variance – Lawrence Zelanka / 13125 Ormond Drive

Request: Request for a dimensional variance by Lawrence Zelanka to construct a 2.5 story home that is approximately 29.6 feet tall. The subject property is located at 13125 Ormond Drive (tax parcel ID 83 080 01 0059 000), located on the east side of Ormond Drive, between Edgar Avenue and Ellen Avenue. The property is zoned R-1B – Single Family Residential District. The request is contrary to the requirements

of Section 3.106(D) of the Zoning Ordinance as described below:

- **Section 3.106(D) - R-1A, R-2A, R-1B, and R-1C, Single-Family Residential Districts – Dimensional Regulations**
 - **Maximum allowable height:** 30.0 feet or 2.0 stories, whichever is more restrictive per Section 1.106 of the Van Buren Township Zoning Ordinance.
 - **Proposed height (feet):** Approximately and not to exceed 30 feet
 - **Proposed height (stories):** 2.5
 - **Variance requested:** 0.5 stories

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

UNFINISHED BUSINESS

NEW BUSINESS

1. Case Number: 23-014 – Dimensional (height) variance – Lawrence Zelanka / 13125 Ormond Drive

Request: Request for a dimensional variance by Lawrence Zelanka to construct a 2.5 story home that is approximately 29.6 feet tall. The subject property is located at 13125 Ormond Drive (tax parcel ID 83 080 01 0059 000), located on the east side of Ormond Drive, between Edgar Avenue and Ellen Avenue. The property is zoned R-1B – Single Family Residential District. The request is contrary to the requirements of Section 3.106(D) of the Zoning Ordinance as described below:

- **Section 3.106(D) - R-1A, R-2A, R-1B, and R-1C, Single-Family Residential Districts – Dimensional Regulations**
 - **Maximum allowable height:** 30.0 feet or 2.0 stories, whichever is more restrictive per Section 1.106 of the Van Buren Township Zoning Ordinance.
 - **Proposed height (feet):** Approximately and not to exceed 30 feet
 - **Proposed height (stories):** 2.5
 - **Variance requested:** 0.5 stories

- A. Presentation by Township Staff.
- B. Presentation by the Applicant.
- C. Board of Zoning Appeals Discussion.
- D. Board of Zoning Appeals Action.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT