



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** June 5, 2025

**TOPIC:** Public Hearing: A-25-02 (635 Central) Dimensional Variance Request

**BACKGROUND BRIEF:** This Public Hearing relates to **37 E. Flint** (Parcel ID: OL-99-00-016-509 / OL-09-02-477-019). The subject site is located within the Village of Lake Orion in the DC, (Downtown Center) Zoning District. The applicant is proposing the installation of a projecting (blade) sign for a new business. The applicant is requesting the following variances from the Sign Ordinance (Chapter 155 of the Village of Lake Orion Code of Ordinances):

1. CHAPTER 155: SIGN REGULATIONS, SECTION 155.06(C) TABLE – DC, NONRESIDENTIAL

<u>Maximum Projecting Sign Area:</u>	Permitted:	9 sq ft. without special approval
	Existing:	7.29 sq ft.
	Proposed:	32 sq ft.
	<b>Variance:</b>	<b>23 sq ft.</b>

2. CHAPTER 155: SIGN REGULATIONS, SECTION 155.07(H) – PROJECTING SIGN REGULATIONS

<u>Maximum Projecting Sign Height:</u>	Permitted:	12 ft.
	Existing:	<12 ft.
	Proposed:	24 ft.
	<b>Variance:</b>	<b>12 ft.</b>
<u>Illumination of Projecting Signs:</u>	Permitted:	External Illumination Only
	Existing:	External Illumination
	Proposed:	Internal Illumination
	<b>Variance:</b>	<b>Internal Illumination of New Projecting Sign</b>

Pursuant to Section 155.10 of the Village Code, the Board of Zoning Appeals is authorized to grant variances to required sign standards after the duly noticed public hearing and finding that:

- (1) The variance(s) would not be contrary to the public interest or general purpose and intent of this chapter;
- (2) The variance(s) do(es) not adversely affect properties in the immediate vicinity of the proposed sign; and
- (3) The petitioner has a practical difficulty resulting from the unusual characteristics of the property that precludes reasonable use of the property

**RECOMMENDED MOTION(s):**

1. **To open** the public hearing for **Case A-25-03** concerning **three (3) requested signage variances** for a project located at 37 E. Broadway.
2. **To close** the public hearing for **Case A-25-03** concerning **three (3) requested signage variances** for a project located at 37 E. Broadway.