



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** June 5, 2025

**TOPIC:** A-25-03 (37 E. Flint) Commercial Signage Variance Request

**BACKGROUND BRIEF:** The applicant is looking to establish a new business in Downtown Lake Orion and is proposing a large projecting sign that exceeds some standards of Chapter 155 of the Village Code of Ordinances and was unable to receive administrative approvals. As such, the applicant is requesting the following variances:

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

<u>Maximum Projecting Sign Area:</u>	<u>Permitted:</u>	<u>9 sq ft. without special approval</u>
	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>	<u>Permitted:</u>	<u>12 ft.</u>
	Existing:	<12 ft.
	Proposed:	24 ft.
	<b>Variance:</b>	<b>12 ft.</b>

<u>Illumination of Projecting Signs:</u>	<u>Permitted:</u>	<u>External Illumination Only</u>
	Existing:	External Illumination
	Proposed:	Internal Illumination
	<b>Variance:</b>	<b>Internal Illumination of Projecting Sign</b>

The Village of Lake Orion Board of Zoning Appeals is authorized to grant variances and hear appeals regarding any sign regulation from an interpretation or administrative decision of an official of the Village of Lake Orion or a decision made by the Planning Commission upon finding:

- (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 approve** the requested variance of **23 sq. ft.** from the maximum projecting sign area standard to allow a **32 sq. ft.** projecting sign to be installed at 37 E. Flint, based on the findings listed in the Village Planner's report dated May 29, 2025.
- 2) **To approve** the requested variance of **12 ft.** from the maximum projecting sign height standard to allow a projecting sign reaching up to **24 ft. above grade** to be installed at 37 E. Flint, based on the findings listed in the Village Planner's report dated May 29, 2025.
- 3) **To approve** the requested variance from the standard **prohibiting internally illuminated projecting signs** to allow **an internally illuminated projecting sign** to be installed at 37 E. Flint, based on the findings listed in the Village Planner's report dated May 29, 2025.