



BOARD ACTION SUMMARY SHEET

MEETING DATE: July 2, 2026

TOPIC A-26-005 (301 Park Ave) Dimensional Variance Request

BACKGROUND BRIEF:

This application relates to Appeal No. A-26-005 regarding the property at 301 Park Ave (Parcel #09-03-431-012). The site is zoned RL, Lake Single Family Residential in the Village of Lake Orion. The applicant is proposing to construct an addition to the existing single-family dwelling and is requesting the following one (1) variance from the Zoning Ordinance:

1. ARTICLE 17, SECTION 17.04 – NONCONFORMING STRUCTURES

B. 2. Permitted Extension.

A nonconforming structure may be extended if such extension does not increase the extent of the nonconformity. A nonconformity shall be considered increased if any of the following conditions exist:

- b) The vertical (height) dimension of a bearing wall is increased at a nonconforming setback, even if the same horizontal nonconformity is maintained*

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

The Board may proceed with either of the following:

To recommend approval for Case A-26-005 concerning the requested **dimensional variances** for increasing height on a nonconforming structure located at 301 Park Ave.

OR

To recommend denial for Case A-26-005 concerning the requested **dimensional variances** for increasing height on a nonconforming structure located at 301 Park Ave.