



PROJECT INFORMATION

Owner: Matt and Tiffany Phillips
96 Park Island Dr.
Lake Orion, MI 48362

PROJECT NARRATIVE

The proposed project consists of the construction of a new accessory boathouse at 96 Park Island in the Village of Lake Orion. The boathouse is intended to provide enclosed storage for watercraft and related equipment while supporting safe and convenient access to Lake Orion for the property's residents. The subject property is zoned RL, Lake Single-Family Residential. The proposed boathouse is consistent with the purpose and intent of the RL District, which is intended to accommodate and preserve single-family residential development in a lakefront setting. As an accessory structure serving the principal residence, the boathouse supports the property's residential and recreational use while maintaining compatibility with the surrounding neighborhood.

The proposed boathouse will be constructed in conjunction with an existing seawall and associated fill area located along the property's shoreline. The project utilizes the established shoreline improvements to provide a functional and appropriately integrated location for the structure while minimizing impacts to the surrounding site and waterfront environment.

The structure has been carefully designed and sited to complement the existing development pattern on Park Island. Its scale, placement, and architectural character are consistent with the established waterfront character of the area and are compatible with surrounding residential properties.

The proposed improvements will provide organized storage for boats and related recreational equipment serving the principal residence while enhancing the functionality of the property's lake frontage. No change in use is proposed, and the boathouse will remain an accessory structure subordinate to the principal single-family residence.

The proposed boathouse complies with all applicable Village of Lake Orion zoning ordinance requirements, including setbacks, height limitations, lot coverage restrictions, and other applicable development standards. No variances, waivers, or ordinance deviations are requested or required.

Overall, the proposal represents a modest residential accessory improvement that is consistent with the intent of the RL Lake Single-Family Residential District, compatible with the established character of Park Island, and supportive of the property's continued residential use. The applicant respectfully requests Site Plan Approval for the proposed boathouse.