



## BOARD ACTION SUMMARY SHEET

**MEETING DATE:** July 11, 2024

**TOPIC** A-24-03 (512 Longpointe) Variance Request

**BACKGROUND BRIEF:** The applicants propose building an addition to their existing single-family residence for a second two-car garage and a rooftop patio. The addition is part of a larger investment to improve the property, including an updated entryway and stairs, new windows and siding, and interior structural and circulation changes. The addition involves demolishing an existing front patio and landscape retaining wall. The property is located on the north side of Buena Vista Avenue and is zoned RV, Village Single Family Residential. To build the proposed home, the applicants are requesting three (3) variances from the Zoning Ordinance:

### ARTICLE 12, SCHEDULE OF REGULATIONS, SECTION 12.02 TABLE – RV ZONING DISTRICT

- (1) Front (Southeast) Yard Setback: 22.85 feet minimum required (Established Front Setback)  
16.1 feet existing (non-conforming)  
14.5 feet proposed  
**8.35-foot variance requested**
- (2) Side (Southwest) Yard Setback: 10.0 feet minimum required  
6.5 feet existing (non-conforming)  
6.5 feet proposed (expanding the nonconformity)  
**4.5-foot variance requested**

### SECTION 13.11, ACCESSORY BUILDINGS AND STRUCTURES – RV ZONING DISTRICT

- (3) Placement (Front Building Line): Behind front building line of existing residence  
10.4 inch projection in front of existing residence  
**10.4-inch variance requested**

The property has a future land use category of RL, Lake Single Family Residential. The requested variances could be eliminated or lessened through lawful rezoning of the property to align with the Village Master Plan (amended, 2022), providing substantial justice to both the Applicants and the Village. For these requests, a public hearing was scheduled and noticed in accordance with Village Code and the Michigan Zoning Enabling Act.

### RECOMMENDED MOTION(S):

**Motion to approve the requested variance** from the minimum required front yard setback for accessory structures, as proposed, subject to the property being lawfully rezoned within one (1) year to RL, Lake Single Family Residential, therefore conferring approval of a lesser variance of 5.5 feet, based on the findings of the Village Planning Consultant enumerated in a letter dated July 2, 2024.

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**Motion to approve the requested variance** from the minimum required side yard setback, as proposed, subject to the property being lawfully rezoned within one (1) year to RL, Lake Single Family Residential, based on the findings of the Village Planning Consultant enumerated in a letter dated July 2, 2024.

**Motion to approve the requested variance** from the minimum required accessory structure placement behind the front building line, as proposed, subject to the property being lawfully rezoned within one (1) year to RL, Lake Single Family Residential, based on the findings of the Village Planning Consultant enumerated in a letter dated July 2, 2024.

**ATTACHMENTS:**

- A-24-04 (638 Buena Vista) BZA Application and Review Package
- Village of Lake Orion Future Land Use Map