



STATEMENT AS TO WHY THE PROPERTY CANNOT BE USED OR DEVELOPED AS CURRENTLY ZONED

The subject property cannot reasonably be used or developed under its current RM zoning classification because the district's dimensional standards do not match the physical realities of the parcel. The lot is a narrow, shallow lakefront parcel improved with an existing single-family home and boathouse constructed well before adoption of the current zoning ordinance. The RM district is intended for multi-family development on larger, deeper parcels capable of meeting modern setback, lot-coverage, and building-placement standards — conditions this parcel cannot meet.

The parcel's limited depth between Park Island Road and the lake, its irregular shape, and the nonconforming setbacks of its long-standing structures make compliance with RM standards physically impossible. No feasible building envelope exists that satisfies RM setbacks on the front, side, or waterfront yards. As a result, even modest improvements — a code-compliant garage, routine renovations, or reasonable updates to the existing home — trigger multiple variances that arise solely from the mismatched zoning classification, not from the nature of the work proposed.

The property already functions as a single-family lakefront residence and has no practical capacity to support multi-family use. Rezoning to RL would align the zoning designation with the parcel's actual use, physical constraints, and surrounding development pattern. Absent rezoning, the property cannot be reasonably improved or used in a manner consistent with the ordinance's intent.

STATEMENT AS TO WHY THE REQUESTED ZONING DESIGNATION IS MORE APPROPRIATE

The RL Lake Single-Unit Residential district is the more appropriate designation for the subject property because it reflects the parcel's physical characteristics, existing development pattern, and long-standing single-family use.

No other set of parcels along this stretch of the lake carries the RM designation; every surrounding lakefront property is zoned and developed consistent with RL. This leaves the subject parcel as an isolated exception that does not reflect the built environment around it.

RM is intended for multi-family development on larger, deeper parcels capable of supporting multi-unit structures and greater infrastructure demand. The subject property cannot physically or practically accommodate multi-family development, and its existing use, neighborhood context, and infrastructure do not align with RM expectations. Maintaining the current designation creates unnecessary nonconformities and forces routine single-family improvements into a variance process driven by the zoning mismatch rather than the work itself.

Rezoning to RL corrects this mismatch, better matches the lot's dimensions and waterfront constraints, and reflects the established character of the surrounding area. It also improves ordinance consistency by eliminating the sole non-RL lakefront parcel, reduces reliance on variances, and aligns the property with both the Village's Master Plan and the built pattern of Park Island.

STATEMENT AS TO HOW THE REQUESTED ZONING DESIGNATION RELATES TO THE VILLAGE OF LAKE ORION MASTER PLAN

The requested RL designation is consistent with the Village of Lake Orion Master Plan and supports its goals for land use, neighborhood character, and preservation of the community's waterfront identity. The Master Plan identifies lakefront areas as established single-family neighborhoods with physical constraints and historic development patterns that call for zoning tailored to waterfront conditions — the purpose RL serves.

The subject property has functioned as a single-family residence for decades and shares the same physical characteristics and land-use context as the other lakefront parcels in the Village. The Master Plan emphasizes preserving the character of existing lakefront neighborhoods, protecting viewsheds, ensuring appropriate waterfront setbacks, and supporting reinvestment in aging lakefront homes. Rezoning to RL directly advances these objectives.

The Master Plan also calls for zoning consistency across similar land-use areas. Rezoning eliminates this isolated condition and restores uniformity along the lakefront.

The Future Land Use Map within the Master Plan identifies the Park Island lakefront parcels, including the subject property, as RL. The requested rezoning implements the land-use designation the Master Plan has already established for this area, aligning the zoning map with the Future Land Use Map.

By placing the parcel within the RL district, the Village reinforces the Master Plan's vision for lakefront residential character, appropriate dimensional standards for waterfront lots, and compatible reinvestment. The requested designation is therefore consistent with both current and future Master Plan goals.