



Village of Lake Orion

21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
Fax 248.693.5874
www.lakeorion.org

BOARD OF ZONING APPEALS – APPLICATION FOR VARIANCE OR REVIEW

PROPERTY INFORMATION

Site Address: 214 South Broadway Street Lake Orion 48362 Parcel ID #: _____

Parcel Size (Sq.Ft.): _____ Zoning District: _____

Has the property previously been approved for a variance(s)? Yes / No (If yes, indicate date: _____)

OWNER INFORMATION

Property Owner Name: Linwood Orion LLC/ A. Kurzmann, Mngr Address: _____

Property Owner Phone #: _____ E-Mail: _____

APPLICANT INFORMATION (If applicant is **NOT** property owner)

Applicant Name: Kari Torkko - Elivate Wellness + Aesthetics Address: 214 South Broadway Street Suite 300

Applicant Phone #: _____ E-Mail: _____

Applicant is: (i.e. contractor or business owner or architect, etc.) Elivate Aesthetics - Business Owner

TYPE OF VARIANCE AND/OR REVIEW REQUESTED

Please check one. A request for multiple types of reviews may require a separate form.

☐ Appeal of Administrative Order ☐ Interpretation of Map ☐ Interpretation of Section # _____

☒ Dimensional Variance (required setback, height, lot coverage, lot width, lot size, etc.)

☐ Use Variance (specify intended use): _____

☒ Variance from Zoning Ordinance Requirement - Section # _____

☐ Other (please specify): _____

DIMENSIONAL VARIANCE – REQUESTED DEVIATION FROM REQUIREMENTS

Please complete the table below for each deviation from the dimensional requirements which you are requesting.

Section #	Type of Dimensional Requirement	Existing Distance	Required Distance	Proposed Distance	Variance (=Required – Proposed)
Example: Table 12.02	Front Setback	28 Feet	25 Feet	20 Feet	5 Feet
	Sq ft size		12 sq ft	23 sq ft	11 sq ft

TO BE COMPLETED BY VILLAGE STAFF - Date Received:

8/6/26

Fee: \$700-

Receipt #:

57632

Please explain how: Strict compliance with restrictions governing area, setback, frontage, height, bulk, density, or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.

Strict compliance with the current ordinance creates an unnecessary burden because the subject property presents unique tenant identification challenges that are not typical of many commercial properties.

The property is a three-story multi-tenant office building located along M-24 (South Broadway Street), a principal arterial carrying approximately **41,992 vehicles per day**. The building is set back from the roadway, partially screened by mature landscaping, and approached on a curve that limits the amount of time motorists have to identify the correct building before reaching the entrance.

Unlike many commercial buildings where the street address and commonly recognized roadway name are consistent, the subject property's mailing address is **214 South Broadway Street**, while the roadway is commonly recognized by residents and visitors as **M-24/Lapeer Road**. As a result, first-time patients frequently search for the business along "Lapeer Road" or experience difficulty locating the correct building after arriving in the area.

The existing monument directory identifies multiple tenants but is not readily legible from the roadway at the point where motorists must determine whether to enter the property. The requested wall sign is intended primarily to provide timely tenant identification and assist patients in locating a medical office safely rather than to increase advertising exposure.

For these reasons, strict application of the ordinance creates an unnecessary burden unique to this property that is not experienced to the same degree by many other commercial properties.

Please explain how: Granting the variance will provide substantial justice to the applicant, as well as other property owners

Approval would allow the subject property to achieve a level of tenant identification that is compatible with similarly situated multi-tenant commercial buildings throughout the M-24 corridor. The requested sign would improve patient wayfinding without adversely affecting neighboring properties or altering the architectural character of the building. It would also promote consistent treatment of tenant identification within an established commercial corridor.

Please explain how: The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.

The Village has already recognized that multi-tenant, multi-story buildings located directly on South Broadway may require individual tenant wall signs for effective tenant identification. The same planning principles should be evaluated as applied to this property, recognizing that 214 S. Broadway presents additional visibility challenges because it is physically oriented toward M-24 rather than the traditional Broadway streetscape.

Please explain how: The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district because the subject property is a multi-story, multi-tenant office building that faces M-24 (Lapeer Road) rather than the traditional Broadway streetscape.

Unlike many other commercial properties in the district, the building is set back from the roadway, partially screened by mature landscaping, and located along a curved section of M-24 carrying approximately 41,992 vehicles per day. These conditions significantly limit the amount of time motorists have to identify the correct building and safely access the property.

Additionally, although the property's legal address is **214 South Broadway Street**, the building is physically oriented toward M-24 (Lapeer Road). As a result, first-time patients and visitors frequently travel to the wrong area of Broadway Street or experience difficulty locating the office because the address does not correspond to how motorists perceive and navigate the corridor.

The property also differs from many other nearby commercial buildings because it is a multi-tenant, multi-story office building that relies on a monument directory sign that is difficult to read from the roadway at the point where drivers must determine whether to enter the site.

Comparable multi-tenant buildings located directly on Broadway Street, such as **120 South Broadway**, benefit from direct frontage, lower vehicle speeds, and multiple existing tenant wall signs. The subject property does not share those same characteristics and therefore presents unique wayfinding and tenant-identification challenges that are not generally applicable to other properties in the zoning district. The office receives frequent phone calls and questions from patients attempting to locate the building, demonstrating that the wayfinding challenges associated with this property are ongoing and property-specific.

For these reasons, the requested variance arises from the unique physical characteristics and location of the property itself, rather than from the needs of a particular business or tenant.

In addition to the requested variance for sign size, the applicant respectfully requests a variance to permit the sign to be installed on a building elevation that does not contain a public entrance, as required by the Village's sign ordinance.

The requested placement is necessary because of the unique configuration and orientation of the subject property. Although the property's legal address is **214 South Broadway Street**, the building is physically oriented toward **M-24 (Lapeer Road)**, which serves as the primary visual corridor for patients and visitors approaching the site.

Strict compliance with the ordinance's entrance-facing requirement would require the sign to be placed on an elevation that is not readily visible to motorists traveling along M-24 and would significantly reduce the sign's effectiveness as a means of tenant identification and wayfinding. The requested location represents the only building elevation that provides adequate visibility for visitors attempting to locate the property from the roadway.

The need for this placement variance is further influenced by several unique site characteristics, including:

- The building's orientation toward M-24 rather than the traditional Broadway streetscape.
- The multi-story, multi-tenant nature of the building.
- Mature landscaping and tree coverage that partially obscures the building.
- The significant traffic volume along M-24, which carries approximately 41,992 vehicles per day.
- The disconnect between the property's legal address and the roadway by which visitors commonly identify the area.
- Existing tenant signage already located on the building façade.

Granting the requested placement variance would improve patient wayfinding and building identification without negatively affecting neighboring properties or altering the overall character of the corridor. The proposed sign would remain architecturally compatible with the existing structure and would not impair public health, safety, comfort, or welfare.

Please explain how: The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.

The need for the variance was created by the strict application of the Village's sign regulations to the unique physical characteristics of the property, rather than by any action of the applicant or previous property owners.

The practical difficulties associated with this property existed long before the current tenant occupied the space and arise from the property's location and physical configuration, including its orientation toward M-24 (Lapeer Road), its status as a multi-story, multi-tenant office building, the mature landscaping along the roadway, the limited visibility created by the roadway geometry, and the disconnect between the property's legal address of **214 South Broadway Street** and the roadway by which visitors commonly identify and navigate the area.

These conditions are inherent to the property itself and were not created by the applicant or the applicant's predecessors. Strict compliance with the current sign ordinance limits the ability of patients and visitors to identify the correct building in sufficient time to safely access the property from M-24.

Furthermore, the property differs from many nearby businesses that are located directly on Broadway Street and benefit from lower vehicle speeds, direct frontage, and multiple existing tenant signs.

The applicant has occupied the premises for more than five years with the property owner's approval and has worked in good faith with the Village to obtain the necessary approvals. The requested variance is intended to address longstanding property-specific wayfinding and tenant-identification challenges that existed prior to the applicant's occupancy and were not created by the applicant.

Please explain how: Granting the variance will not impair the public health, safety, comfort, or welfare of the inhabitants of Lake Orion.

Granting the requested variance will not impair the public health, safety, comfort, or welfare of the inhabitants of Lake Orion because the proposed sign is intended primarily to improve tenant identification and wayfinding for patients and visitors traveling to the property. The sign will not alter traffic patterns, reduce parking, obstruct sight lines, or interfere with pedestrian or vehicular movement.

The subject property is located along M-24 (South Broadway/Lapeer Road), which carries approximately 41,992 vehicles per day. Because the building is set back from the roadway, partially screened by mature landscaping, and located along a curved section of the corridor, visitors often have difficulty identifying the correct building before reaching the entrance. Improving building identification will assist motorists in locating the property safely and efficiently, reducing unnecessary turns, abrupt lane changes, and confusion along the roadway.

Additionally, the proposed sign is architecturally compatible with the existing building and surrounding commercial properties and will not create noise, glare, or any other nuisance affecting neighboring businesses or residents.

The property already contains tenant identification signage, including the existing Edward Jones wall sign, and nearby multi-tenant buildings along the corridor utilize similar forms of tenant identification. The requested variance would therefore maintain the commercial character of the area while improving access and wayfinding for patients seeking medical and wellness services.

For these reasons, granting the variance will promote safe navigation to the property and will not adversely affect the public health, safety, comfort, or welfare of the residents of Lake Orion.

Per Section 19.04(B), when an applicant believes they have been aggrieved by a decision of the Zoning Administrator, they may appeal the decision to the Board of Zoning Appeals. Per Section 19.04(C), the Board of Zoning Appeals has the authority to hear and decide requests for interpretation of the Zoning Ordinance, including the Zoning Map. In the area below, please state the Section relevant to your appeal or interpretation request. Please state any facts or conditions relevant to your application. (Attach additional sheets if necessary.)

Not applicable. The applicant is not appealing a decision of the Zoning Administrator pursuant to Section 19.04(B), nor is the applicant requesting an interpretation of the Zoning Ordinance pursuant to Section 19.04(C).

The applicant is requesting that the Board of Zoning Appeals consider a revised variance application pursuant to **Section 19.04(J), Applications Previously Denied**, based on new and additional information and circumstances that were not fully presented during the prior review, including:

- Additional documentation regarding the unique physical characteristics of the property.
- The building's orientation toward M-24 (Lapeer Road) rather than the traditional Broadway streetscape.

- The multi-story, multi-tenant configuration of the building.
- Evidence of recurring patient wayfinding difficulties caused by the disconnect between the property's legal address (**214 South Broadway Street**) and the roadway by which visitors commonly identify the area (**M-24/Lapeer Road**).
- Documentation of visibility limitations caused by roadway geometry, mature landscaping, and building setbacks.
- Traffic-volume data demonstrating that approximately **41,992 vehicles per day** travel the corridor adjacent to the property.
- Comparative information regarding other multi-tenant buildings within the area that utilize multiple tenant-identification signs.

The applicant respectfully requests that the Board determine that the revised application qualifies for consideration under Section 19.04(J) because it contains new and additional information that may reasonably affect the Board's evaluation of the request.

ADDITIONAL INFORMATION AND REQUIREMENTS

Section 19.04(F) identifies all information required for a complete application.

Please place your initials below next to all items included in your application.

If you believe the information is not relevant please place 'N/A' for not applicable next to the item.

- X 1) A completed application signed by the property owner.
- X 2) Proof of ownership.
- X 3) Property owner authorization for an applicant to act on their behalf.
- X 4) Project Narrative – *A letter to the BZA explaining the variance or review request.*
- 5) Land Survey – *A survey prepared by a professional surveyor.*
- 6) Site Plan – *A set of plans to scale which include all property lines with dimensions, setbacks, existing and proposed structures.*
- 7) Architectural plans and elevations – *A set of drawings illustrating the details of any proposed structures.*
- 8) PDF files - *A digital PDF version of all documents must be provided either via media source (CD, DVD, USB drive) or email to the Zoning Coordinator.*
- X 9) Payment of fees.

By signing below you acknowledge all of the following:

- The undersigned acknowledges that they have read Section 19.04 of the Village of Lake Orion Zoning Ordinance, has received and read the instructions and understands the application process.
- The undersigned acknowledges that in their opinion they believe the additional information included with this application meets the submittal requirements for a variance or review application and accept all responsibility for any lack of required information.
- The undersigned acknowledges that any lack of information which may result in a delay of the review process is the sole responsibility of the applicant.
- The undersigned deposes that the forgoing statements and answers and accompanying information are true and correct.
- The undersigned hereby authorizes Village representatives to enter the subject property in connection with this application.

Signature of Property Owner: _____

Date: _____

Signature of Applicant: _____

Date: _____

RE: Variance Request – Elivate Wellness & Aesthetics
214 South Broadway Street, Suite 300
Lake Orion, Michigan 48362

Dear Members of the Board of Zoning Appeals:

On behalf of Elivate Wellness & Aesthetics, we respectfully submit this narrative in support of our request for variances related to the size and placement of our proposed wall sign at 214 South Broadway Street, Suite 300, Lake Orion, Michigan.

Elivate Wellness & Aesthetics has proudly operated at this location for more than five years and remains committed to serving the Lake Orion community. The requested variances are not intended to create additional advertising opportunities but rather to address the unique tenant-identification and wayfinding challenges associated with this particular property.

The subject property is a multi-story, multi-tenant office building located along M-24 (South Broadway/Lapeer Road), a major transportation corridor carrying approximately **41,992 vehicles per day**. Unlike many commercial properties within downtown Lake Orion, the building is physically oriented toward M-24 rather than the traditional Broadway streetscape. The building is set back from the roadway, partially screened by mature landscaping, and approached along a curved section of roadway that limits the amount of time motorists have to identify their destination and safely access the property.

Although the property's legal address is **214 South Broadway Street**, visitors commonly identify and navigate the corridor as **M-24 or Lapeer Road**. This disconnect frequently creates confusion for first-time patients and visitors, who often travel to the wrong area of Broadway Street or experience difficulty locating the building altogether. Staff members regularly receive phone calls from patients seeking directions because they are unable to identify the correct building from the roadway.

The property also differs from many nearby commercial buildings because it relies on a monument directory sign that serves multiple tenants and is difficult to read from the roadway at the point where motorists must determine whether to enter the property.

Requested Variance for Sign Size

The applicant respectfully requests a variance from the Village's sign-area requirements to permit a wall sign of sufficient size to provide effective tenant identification and wayfinding for patients and visitors approaching from M-24.

Strict compliance with the ordinance creates an unnecessary burden because the building's orientation, roadway conditions, landscaping, and traffic volume significantly limit the visibility of tenant identification signage. The requested sign size represents the minimum relief

necessary to allow patients and visitors to safely identify the correct building before reaching the entrance.

Requested Variance for Sign Placement

The applicant also respectfully requests a variance to permit the sign to be installed on a building elevation that does not contain a public entrance, as required by the Village's sign ordinance.

This placement is necessary because the property's entrance is not located on the primary roadway frontage. Requiring the sign to be located only on an elevation containing an entrance would place the sign on a side of the building that is not readily visible to motorists traveling along M-24, thereby preventing the sign from serving its intended purpose of identifying the location for patients and visitors.

The requested placement is driven by the unique physical characteristics of the property, including:

- The building's orientation toward M-24 rather than the traditional Broadway streetscape.
- The multi-story, multi-tenant nature of the building.
- Mature landscaping and tree coverage that partially obscures portions of the building.
- The curved roadway approach and high traffic volume along M-24.
- The disconnect between the legal address and the roadway by which visitors commonly identify the area.
- Existing tenant signage already located on the building façade.

The requested location represents the only building elevation that provides adequate visibility for visitors attempting to locate the property from the roadway.

Unique Circumstances of the Property

The need for these variances is due to unique circumstances specific to this property and not generally applicable to other properties in the zoning district.

Nearby multi-story and multi-tenant buildings, including 120 South Broadway, benefit from direct frontage on Broadway Street, lower vehicle speeds, and multiple tenant wall signs that are visible from the downtown streetscape. In contrast, 214 South Broadway faces a high-volume arterial roadway and presents significantly different visibility and wayfinding challenges.

These circumstances include:

- The building's orientation toward M-24 rather than Broadway Street.
- The multi-story, multi-tenant office configuration.
- The building setback from the roadway.
- Mature landscaping that partially obscures the structure.
- Approximately 41,992 vehicles traveling the corridor each day.
- Frequent patient confusion caused by the disconnect between the property's legal address and how visitors perceive the roadway.

These conditions are inherent to the property and existed prior to the applicant's occupancy.

Public Health, Safety, and Welfare

Granting the requested variances will not impair the public health, safety, comfort, or welfare of the residents of Lake Orion. To the contrary, improved building identification will assist patients and visitors in locating the property safely and efficiently, reducing confusion, missed entrances, unnecessary traffic maneuvers, and driver distraction.

The proposed sign is architecturally compatible with the existing building and surrounding commercial corridor and is intended primarily to improve wayfinding and tenant identification rather than increase advertising exposure.

In support of this request, the applicant has included photographs, traffic-volume data, visibility studies, wayfinding analyses, and comparisons to similar multi-tenant properties within the Village.

The applicant respectfully requests that the Board consider this application pursuant to Section 19.04(J) of the Village Zoning Ordinance and determine that the new information and supporting documentation warrant reconsideration of the requested variances.

Thank you for your time, consideration, and service to the Village of Lake Orion.

Respectfully submitted,

Kari Torkko

Elivate Wellness & Aesthetics

214 South Broadway Street, Suite 300

Lake Orion, Michigan 48362

kari@elivatewellnessco.com

2025 SUMMER TAX STATEMENT * RETAIN THIS PORTION FOR YOUR RECORDS**CHARTER TOWNSHIP OF ORION
2025 SUMMER TAX STATEMENT**

Fiscal years covered by this statement

Schools 07-1-2025 to 06-30-2026

State 10-1-2025 to 09-30-2026

County 10-1-2025 to 09-30-2026

PAYABLE JULY 1, 2025 - SEPT. 15, 2025See reverse side regarding additional penalties
and interest beginning Sept. 16, 2025.**All payments must be received on or before
September 15, 2025 to avoid interest.
U.S. POSTMARKS ARE NOT ACCEPTED**

LINWOOD ORION LLC

Property Address

T4N, R10E, SECS 2 & 11 OAKLAND
COUNTY CONDOMINIUM PLAN NO 1989
ORION POINTE CONDOMINIUMS UNIT 5
L 40758 P 001 12-09-08 FR 226-058**SEE REVERSE SIDE FOR
IMPORTANT INFORMATION****Matt Pfeiffer, Treasurer**

248-391-0304 EXT. 8000

**MAIL TAX PAYMENTS TO:
CHARTER TOWNSHIP OF ORION
2323 JOSLYN RD
LAKE ORION MI 48360-1904**

CODE NO.	*P.R.E. TAX BASE	PARCEL I.D. NUMBER	SCHOOL DIST.
	0	OL-09-11-231-005	63230
% DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
0.0000	748,520	748,520	795,420
TAX DESCRIPTION		BASE PER \$1,000	AMOUNT
LO SCHOOL DEBT		7.49100	5,607.16
LO SCHOOL OPERAT		18.00000	13,473.36
STATE EDUCATION		6.00000	4,491.12
OAK ISD ALLOCATE		0.18620	139.37
OAK ISD VOTED		2.94870	2,207.16
OAK COMM COLLEGE		1.47470	1,103.84
OAKLAND COUNTY		3.93010	2,941.75
LO SINKING FUND		1.86430	1,395.46
*P.R.E. = Principal Residence Exemption			
TOTAL	Int/Penalty	Total Paid	Balance Due
31,359.22			31,359.22

2025 SUMMER TAX STATEMENT * RETURN THIS PORTION WITH YOUR REMITTANCEwww.orientownship.org

Please make checks payable to:

Charter Township of Orion
2323 Joslyn Rd
Lake Orion MI 48360-1904**PAYABLE JULY 1, 2025 - SEPT. 15, 2025**

CHARTER TOWNSHIP OF ORION

Partial Payments Accepted

**214 S BROADWAY ST**

PARCEL I.D. NUMBER

OL-09-11-231-005

TOTAL	Int/Penalty	Total Paid	Balance Due
31,359.22			31,359.22

*****AUTO**ALL FOR AADC 480

653

Charter Township of Orion
2323 Joslyn Road
Lake Orion MI 48360-1904