



BOARD ACTION SUMMARY SHEET

MEETING DATE: September 3, 2026

TOPIC A-26-006 (214 S Broadway Ste 300) Dimensional Variance Request

BACKGROUND BRIEF:

This application relates to Appeal No. A-26-006 regarding the property at **214 S Broadway Ste 300** (Parcel #09-11-231-007). The site is zoned PUD, Planned Unit Development, with an underlying MU, Mixed Use District, in the Village of Lake Orion. The applicant is proposing to construct a sign on a multi-tenant commercial building and is requesting two (2) variances from the Sign Ordinance.

The applicant previously submitted an application, A-26-003, for the variance, which received a public hearing and a motion of denial at the July 2, 2026, Board of Zoning Appeals regular meeting. The following provisions specify how the Board should take action on applications previously denied.

Zoning Ordinance - Section 19.04

J. Applications Previously Denied. *Where a prior application for relief applying to a specific piece of property or a part of such property was denied by the Board of Zoning Appeals, the merits of a new application for the same relief shall not be accepted by the Board of Zoning Appeals for consideration, unless the Board of Zoning Appeals first, separately determines that one or more of the following conditions has been met:*

- 1. There is a substantial change in circumstances relevant to the issues or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the application.*
- 2. New or additional information is available that was not available at the time of the review that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed.*
- 3. The new application is materially different from the prior application.*

The Board should review the application to make the determination if it constitutes a new review before deciding to review the variance application.

RECOMMENDED MOTION(s):

Option 1: To approve a public hearing and variance hearing of **Case A-26-006** for the requested **dimensional variances** for signage size at 214 S Broadway Ste 300.

Option 2: To deny a public hearing and variance hearing of **Case A-26-006** for the requested **dimensional variances** for signage size at 214 S Broadway Ste 300.