



MCKENNA

February 21, 2025

Board of Zoning Appeals
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362-3274

Subject : A-25-02 : 635 Central Drive Variance Request
Parcel: OL-09-03-435-008

Board Members:

We have reviewed the above-referenced variance application submitted by Nick Christi (the “Applicant”) who have made renovations that expanded an existing, non-conforming accessory deck in the west side yard and introduced a new, non-conforming accessory balcony with support columns in the east side yard. The applicant was previously issued a Zoning Compliance Permit (Z-23-048) specifically stating such renovations could not take place and a Stop Work order was issued by Village Code Enforcement.

To allow the renovations to continue as proposed, the applicant is requesting the following variances from the Zoning Ordinance:

REQUEST

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

<u>Side Yard (West) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.
<u>Side Yard (East) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 ft.



COMMENTS

Per Section 19.04.D.1 of the Village's Zoning Ordinance and the *Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended*, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors. The Board may grant a dimensional (or non-use) variance upon a finding that a practical difficulties exists. To meet the test of practical difficulty, the applicant must demonstrate compliance with ALL of the following:

- (a) **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.**

The site is zoned for single-family residential uses. The property contained a nonconforming side yard stoop/deck for access to an exterior door, which was proposed to be modernized. Nonconforming structures are permitted to be renovated provided they do not increase the nonconformity nor cost more than 50% of the True Cash Value of the property. In approving the renovations for the home under permit Z-23-048, the stoop was allowed to be retained and renovated provided it was not enlarged. Compliance with the required side yard setbacks would not have prevented the owner from using the property for its permitted use, which was pre-existing.

- (b) **The variance will provide substantial justice to applicant as well as neighboring property owners.**

Approval of the variances to the required setbacks would be in favor of the applicant by allowing them to maintain the non-permitted deck and balcony. It is unclear that approval of the variances would provide justice to nearby property owners, since the variances are a direct result of violating a zoning permit; when renovating, expanding, or building new, all property owners are required to comply with the Zoning Ordinance through obtaining a zoning permit. Substantial justice would be provided by upholding the intent of the single-family districts to preserve privacy, reduce crowding, and discouraging nonconforming structures or uses from continuing or being introduced.

- (c) **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 requested setbacks are not the minimum possible, as the applicant was previously approved for renovations that followed the Ordinance. The applicant states that the plans for the deck and balcony are for the purpose of future wheelchair accessibility; however, we do not find evidence supporting this.

- (d) **The need for variance(s) 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 property is typical of lots in the general area and does not present unique circumstances necessitating the encroachments. The need for variances to retain the unpermitted deck and balcony on site is not due to any unique circumstances peculiar to the property.

- (e) **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 is entirely self-created as the project was previously approved without the expanded side yard encroachments; the applicant took affirmative action to violate the zoning permit and construct the noncompliance improvements.



RECOMMENDATION

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Board of Zoning Appeals **deny** the requested variances for the proposed deck and balcony at 635 Central Drive, based on finding that:

- (1) Compliance with the ordinance standards for side setbacks would not prevent the owner from using the property for its permitted use.
- (2) Substantial justice would likely not be afforded to the neighboring property owners by allowing willful violation of a zoning permit to go unchanged; justice would be served by upholding the conditions of the permit and the general intent of the Zoning Ordinance.
- (3) The variances requested are not the minimum possible, as a previously approved design was in compliance with the Zoning Ordinance.
- (4) The property is consistent with lots in the general area and does not present unique circumstances necessitating the variances.
- (5) The need for the variances is entirely self-created as the improvements were completed in willful violation of the zoning permit that approved a compliant design.

Should you have any questions, please reach out to us.

Respectfully,

McKENNA

Gage Belko, AICP
Associate Planner

Alicia Warren
Associate Planner

cc: Village Clerk: Sonja Stout, 21 E. Church Street, Lake Orion, MI 48362
Property Owner: Nick Christi, 635 Central Drive, Lake Orion 48362



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: 635 Central Dr. Parcel ID #: 09-03-435-008

Parcel Size (Sq.Ft.): 5376 square feet Zoning District: RL

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

OWNER INFORMATION

Property Owner Name: Nick Christi Address: 635 Central Dr.

Property Owner Phone #: 248-762-8289 E-Mail: cools031@aol.com

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

Applicant Name: Nick Christi Address: 635 Central Dr.

Applicant Phone #: 248-762-8289 E-Mail: cools031@aol.com

Applicant is: (i.e. contractor or business owner or architect, etc.) 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 #

☒ **XXX** 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
	Side Setback West	2.9'	5'	2.9'	2.1'
	Side Setback East	1.5'	5'	1.5'	3.5'

Please only fill out the section for the type of variance or review you are requesting.

**DIMENSIONAL VARIANCES AND VARIANCES FROM ZONING ORDINANCE REQUIREMENTS -
EXPLANATION OF PRACTICAL DIFFICULTIES**

Dimensional Variances, which are deviations from the dimensional zoning requirements, i.e. height, bulk, setback, and variances from other zoning ordinance requirements, such as the amount of investment in a non-conforming property, may only be granted by the Board of Zoning Appeals upon finding that a practical difficulty exists. All of the following conditions must be determined to apply to your case in order to determine that a true practical difficulty exists. (*Attach additional sheets if necessary.*)

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.

Residing in the community for over 48 years, its my intention to age in place. Accessibility is a strong concern to me as well as for the safety of my guests. Creating safe means of ingress and egress from all floors of the home is very important to me. The main floor of the home sits approximately 13.55 feet above the street and the 2nd floor 22.35' above the street. As a unique property sitting so far above the road, safety and emergency accessability were of great importance. We examined other options, however, without raising the existing home the improvements proposed were the least burdensom and invasive to the 1200 square feet of home on the property.

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

Granting the variances would facilitate accessibility to all areas of the home and exterior spaces. Many of the neighboring property owners have remarked on the quality of the improvements and overall improvement to the neighborhood. Allowing the improvements to exist greatly help the owners as well as compliment an already beautiful neighborhood. None of the improvements encroach on any neighboring properties.

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.

With respect to the balcony, original footprint was scaled back on width and depth to provide the minimum size for potential future wheelchair access.

The west facing deck improvement also provides future wheelchair access and improved turning radius. None of improvements encroach on or hinder views of neighboring properties.

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 home was constructed in 1935, the main material being cinder block. The home is also perched on top of high ground unique to one other home on the street directly to the East. Aecessability to the home is difficult to say the least. It was my intention to preserve as much of the home as possible to reduce waste while providing a safe and accessable living space to age in place.

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.

We agree our request is partially self created. Many people may have opted to demolish the home however In order to maintain the existing floor space of a very modest sized dwelling and reduce waste and recources, the implemented plan was the best we could come up with in order to improve the overall safety and accessability of the home.

Please explain how: Granting the variance will not impair the public health, safety, comfort, or welfare of the inhabitants of Lake Orion.
Granting the variances will in no way impair the public health, safety, comfort or welfare of the inhabitants of Lake Orion.

USE VARIANCES – EXPLANATION OF UNNECESSARY HARDSHIP

A Use Variance is a variance that permits the use of a property that is otherwise not permitted in a zoning district. The Board of Zoning Appeals may grant a requested use variance only upon finding that an unnecessary hardship exists. Explain below how the requirements in Article 19, Section 19.04 D. 2. Use Variance Review Standard of Zoning Ordinance pertains to your site. *(Attach additional sheets if necessary.)*

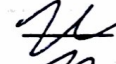
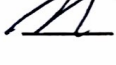
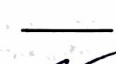
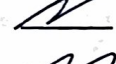


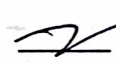


APPEALS OF ADMINSTRATIVE ORDERS, INTERPRETATIONS OF MAP OR ZONING ORDINANCE SECTIONS

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.)*

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.***

-  1) A completed application signed by the property owner.
-  2) Proof of ownership.
-  3) Property owner authorization for an applicant to act on their behalf.
-  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.
-  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: 2/6/2025

Signature of Applicant: 

Date: 2/6/2025

February, 6, 2025

To Whom It May Concern:

I have been a member of the Lake Orion community for 48 years. My family and myself operated a business here from 1977 – 2016. I purchased my current home almost 3 years ago with the intention of living out the rest of my life here.

I've spent the last year improving this home so that I could live here safely and comfortably. The home's appearance has been greatly improved and enhances the neighborhood. I've received countless compliments from people that live here and see the house daily.

I am now 71 and have had 17 knee surgeries. I'm asking for the variances so that my deck and balcony will be wheelchair accessible and also suitable for lift chairs and improved emergency access when the time comes.

The variances will make my home safer for myself, and for family and friends.

Thank you for your consideration.

Nick Christi

2023 SUMMER TAX STATEMENT * RETAIN FOR YOUR RECORDS**CHARTER TOWNSHIP OF ORION
2023 SUMMER TAX STATEMENT**

Fiscal years covered by this statement

Schools 07-1-2023 to 06-30-2024

State 10-1-2023 to 09-30-2024

County 10-1-2023 to 09-30-2024

PAYABLE JULY 1, 2023 - SEPT. 14, 2023See reverse side regarding additional penalties
and interest beginning Sept. 15, 2023.All payments must be received on or before
September 14, 2023 to avoid interest.**U.S. POSTMARKS ARE NOT ACCEPTED**

CHRISTI, NICHOLAS P

635 CENTRAL DR
LAKE ORION, MI 48362-2312**Property Address**
635 CENTRAL DR
LAKE ORION, MI 48362-231202000 CORELOGIC TAX SERVICE
T4N, R10E, SEC 3 ORION SUMMER
HOME CO'S SUB LOT 115**SEE REVERSE SIDE FOR
IMPORTANT INFORMATION****Kimberly Urbanowski, 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.
	144,270	OL-09-03-435-008	63230
DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
100	0	144,270	164,200
TAX DESCRIPTION		BASE PER \$1,000	AMOUNT
LO SCHOOL DEBT		7.49100	1,080.72
LO SCHOOL OPERAT		18.00000	EXEMPT
STATE EDUCATION		6.00000	865.62
OAK ISD ALLOCATE		0.18810	27.13
OAK ISD VOTED		2.97770	429.59
OAK COMM COLLEGE		1.48910	214.83
OAKLAND COUNTY		3.96860	572.54
LO SINKING FUND		1.88620	272.12
YOUR TAX BILL HAS BEEN SENT TO YOUR LENDING INSTITUTION FOR PAYMENT. THIS COPY IS FOR YOUR RECORDS. *P.R.E. = Principal Residence Exemption			
TOTAL	Int/Penalty	Total Paid	Balance Due
3,462.55			3,462.55

2023 SUMMER TAX STATEMENT * RETAIN FOR YOUR RECORDS *Charter Township of Orion
2323 Joslyn Rd
Lake Orion MI 48360-1904www.oriontownship.org
PAYABLE JULY 1, 2023 - SEPT. 14, 2023Partial Payments AcceptedPlease make checks payable to:
CHARTER TOWNSHIP OF ORION**635 CENTRAL DR**

TOTAL	Int/Penalty	Total Paid	Balance Due
3,462.55			3,462.55

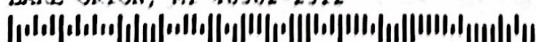
PARCEL I.D. NUMBER
OL-09-03-435-008

*****AUTO**5-DIGIT 48359

CHRISTI, NICHOLAS P

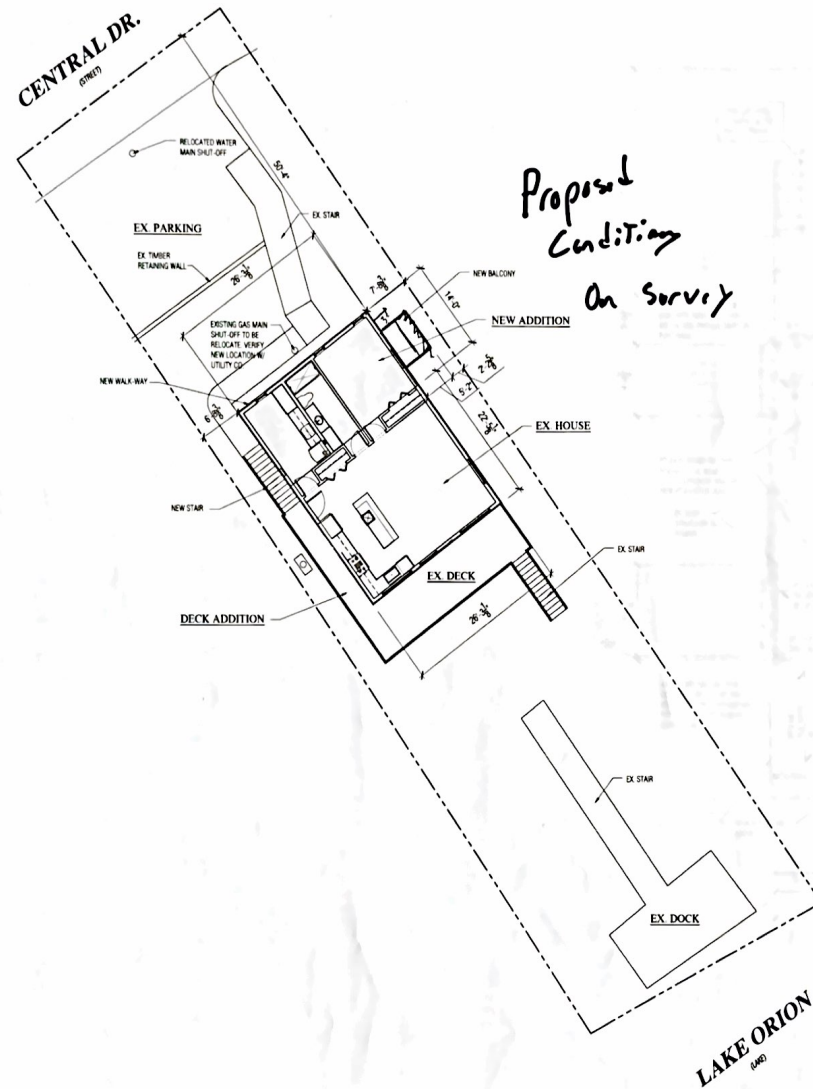
635 CENTRAL DR

LAKE ORION, MI 48362-2312

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

Christi Addition

635 Central Dr.
Lake Orion Village, MI 48362



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN
REAR YARD (LAKE) - 25 MIN
SIDE YARD - 5' (EA) SIDE
MAX HT.: 30 ft.
MAX LOT COVERAGE: 40%

code
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE

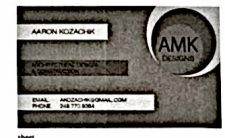
sheet title
COVER / SITE PLAN
date
05.22.2023 PRELIMINARY DESIGN
06.05.2023 REVISION 1
07.11.2023 CONSTRUCTION
07.31.2023 PERMIT (REV. CD 1)
09.18.2023 PERMIT (REV. CD 2)

INDEX OF DRAWINGS			
DATE	SHEET #	SHEET TITLE	CURRENT DATE
05.18.2023	PERMIT SET		
●	A-1	PROPOSED SITE PLAN	09 / 18 / 2023
●	A-2	LOWER LEVEL / FOUNDATION PLANS	09 / 18 / 2023
●	A-3	UPPER LEVEL FLOOR PLANS	09 / 18 / 2023
●	A-4	UPPER LEVEL ELECTRICAL PLAN	09 / 18 / 2023
●	A-5	ROOF PLANS	09 / 18 / 2023
●	A-6	ELEVATIONS	09 / 18 / 2023
●	A-7	ELEVATIONS	09 / 18 / 2023
●	A-8	BUILDING SECTION 'A'	09 / 18 / 2023

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

SITE PLAN
SCALE: 1" = 10'-0"
(NOT OFFICIAL SURVEY)



sheet



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

PROPERTY: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 20' MIN.
REAR YARD (LAKE) - 20' MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30' R.
MAX. LOT COVERAGE: 40%

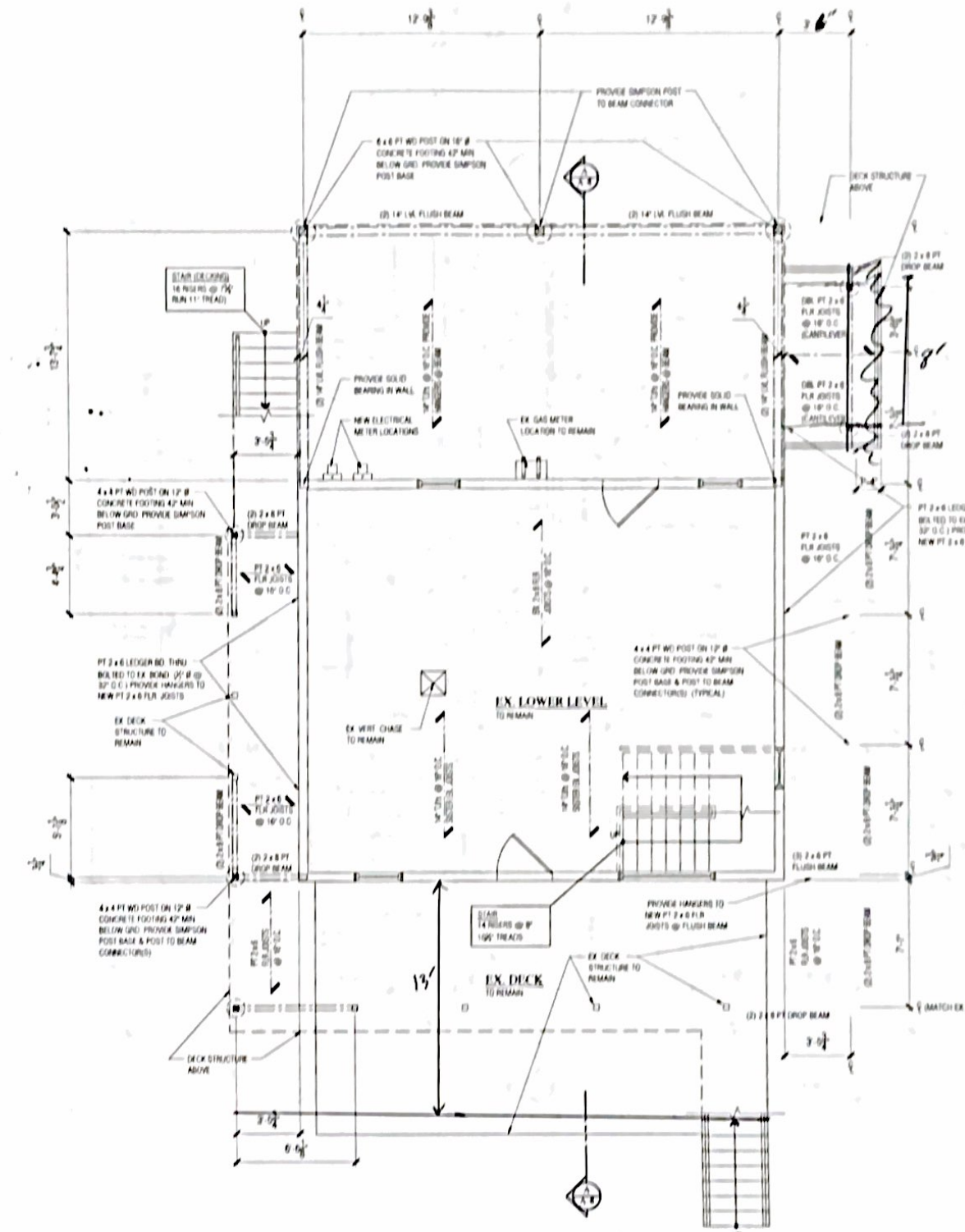
CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015 MICHIGAN PLUMBING CODE 2015
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE

LOWER LEVEL / FOUNDATION PLAN

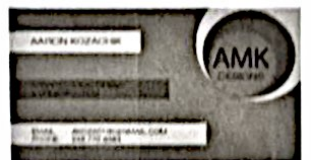
date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.19.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 317 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 580 SF
EX. UPPER UNIT	= 580 SF
EX. TOTAL	= 1,160 SF
ADD. UPPER UNIT	= 368 SF
PROPOSED TOTAL SQFT	= 1,528 SF



LOWER LEVEL / FOUNDATION PLAN
SCALE: 1/4\"/>





project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX HT.: 30 ft.
MAX LOT COVERAGE 40%

CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE.

UPPER UNIT FLOOR PLANS

date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV CD 1)
09.18.2023	PERMIT (REV CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 807 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 585 SF
EX. UPPER UNIT	= 585 SF
EX. TOTAL	= 1,170 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,538 SF

DEMOLITION NOTE
EXISTING CONSTRUCTION
TO BE REMOVED

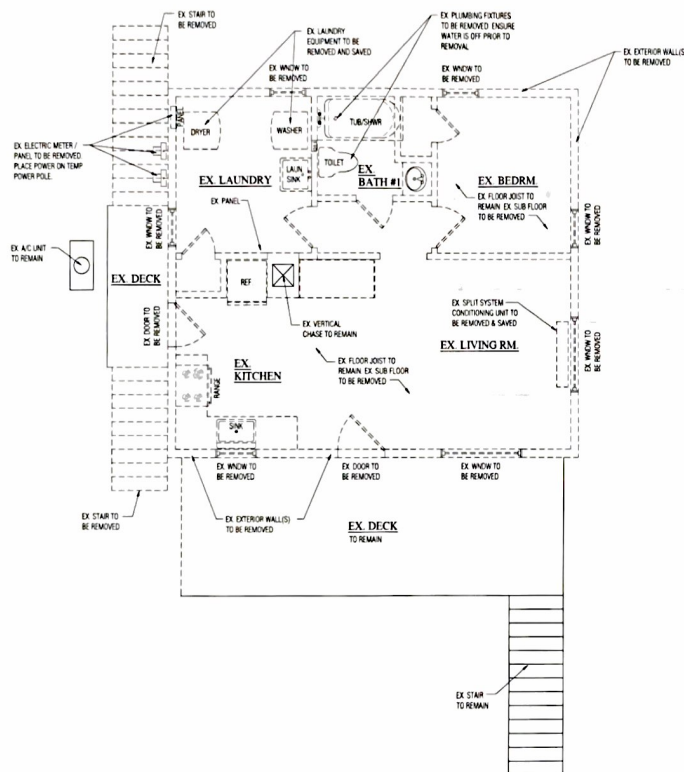
EXISTING CONSTRUCTION
TO REMAIN

DEMOLITION NOTE
PROVIDE TEMP. DUST PROTECTION &
WEATHER PROOFING THRU-OUT ENTIRETY OF
CONSTRUCTION. UTILITIES TO BE MAINTAINED
SO THE LOWER UNIT IS OPERATIONAL
THRU-OUT CONSTRUCTION.

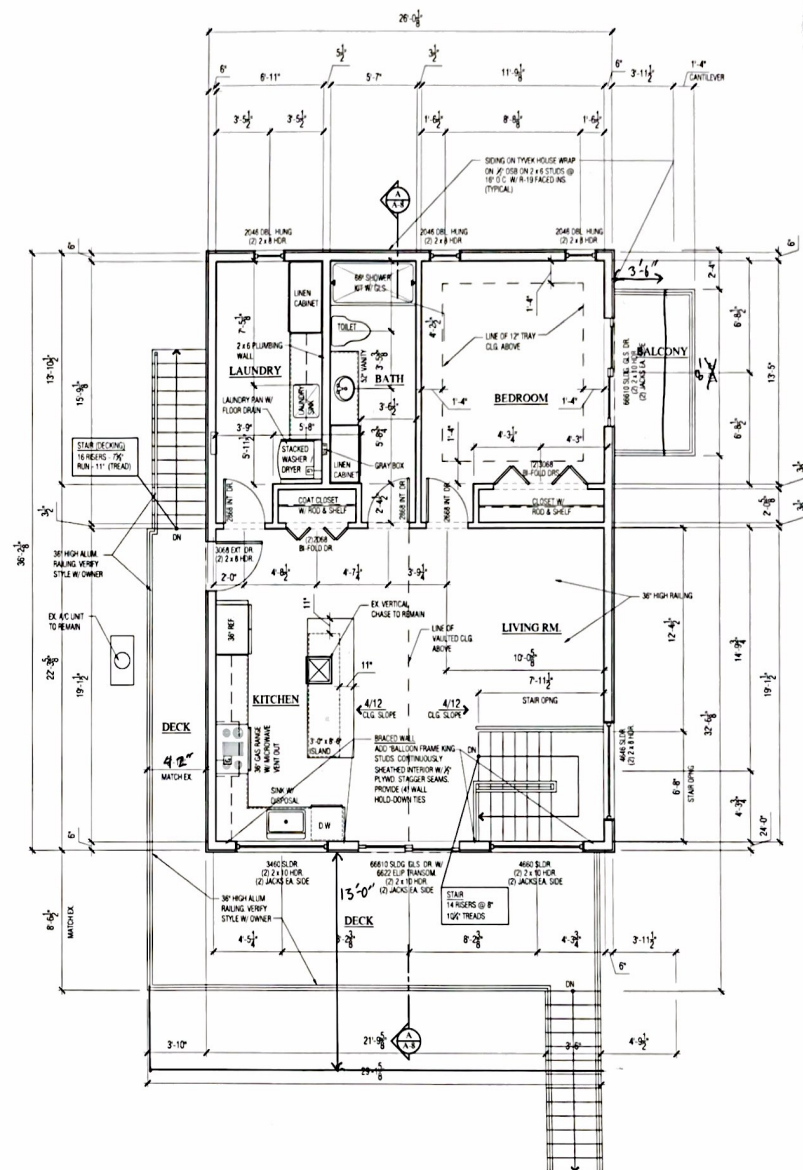
DEMOLITION NOTE
PROVIDE TEMP. SHORING / BRACING
THROUGH-OUT DEMO AND EXCAVATION AS REQ.
TO ALL EX. STRUCTURE AND EXCAVATED EARTH.

DEMOLITION NOTE
VERIFY ALL UTILITIES HAVE BE SHUT OFF OR
DISCONNECTED PRIOR TO DEMO. EX.
ELECTRICAL TO BE PUT ON TEMP. POWER POLE.

NOTE:
ALL DIMENSIONS TO THE ROUGH



EXISTING / DEMO UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



Sheet



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30 ft.
MAX. LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE.

sheet title
**UPPER UNIT
ELECTRICAL
PLAN**

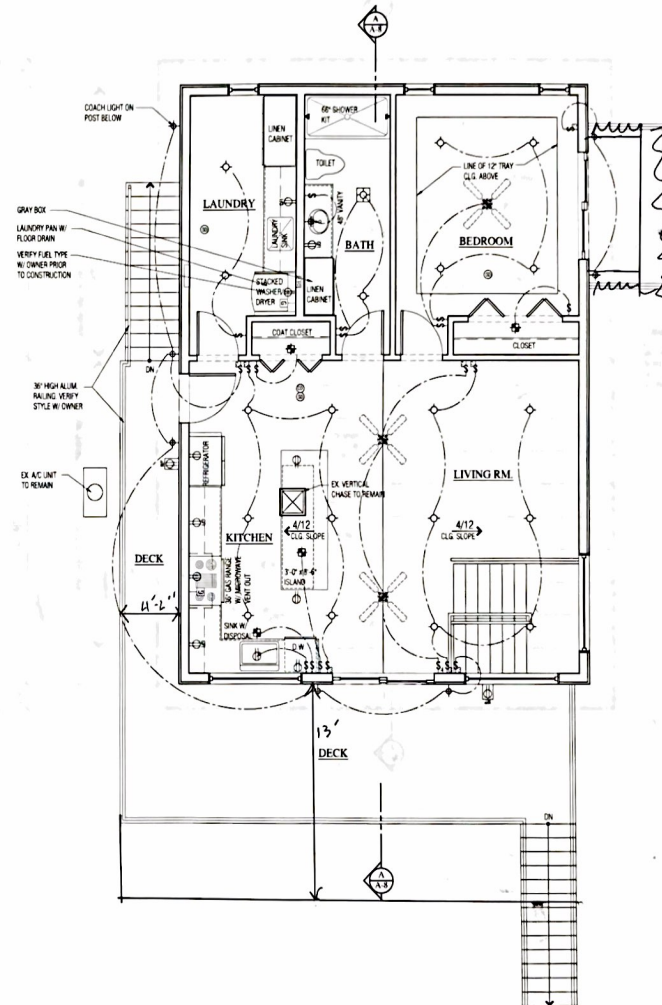
date
05.22.2023 PRELIMINARY DESIGN
06.05.2023 REVISION 1
07.11.2023 CONSTRUCTION
07.31.2023 PERMIT (REV. CD 1)
09.18.2023 PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

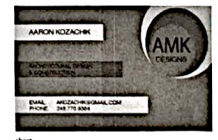
GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

LIGHTING FIXTURES	
	OUTDOOR WATERPROOF OUTLET
	WALL MOUNTED FIXTURE (SCIENCE OR COACH LIGHT)
	JUNCTION BOX FOR SURFACE MOUNTED FIXTURES (PENDANTS, CEILING MOUNTED, CEILING FANS, ETC.)
	CARBON MONOXIDE / SMOKE DETECTORS WIRED W/ BATTERY BACK-UP
	6" RECESSED CAN LIGHT
	EXHAUST FAN / LIGHT COMBO
	LED STRIP LIGHT ON SWITCH PLUG UNDER CABINET LIGHTING (LOW VOLTAGE)
	CEILING FAN BOX REQUIRED

NOTE:
ELECTRICAL AS SHOWN BUT NOT LIMITED
TO ALL ELECTRICAL PER CODE
SWITCHING, DIMMERS, ETC. TO BE
DETERMINED AT ELECTRICAL WALK THRU



PROPOSED UPPER UNIT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



sheet



project
Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

zoning
 ZONING: R1 (Residential Village)
 SETBACKS: FRONT YARD (STREET) - 25 MIN.
 REAR YARD (LAKE) - 25 MIN.
 SIDE YARD - 5' (EA) SIDE
 MAX. HT.: 30 ft.
 MAX LOT COVERAGE 40%

code
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015,
 MICHIGAN MECHANICAL CODE 2015 AND THE 2015
 NATIONAL ELECTRICAL CODE.

sheet title

ROOF PLANS

date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

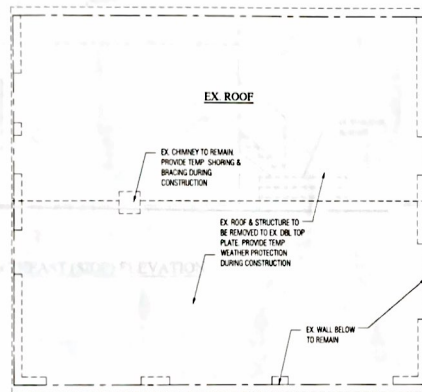
DEMOLITION NOTE
 EXISTING CONSTRUCTION
 TO BE REMOVED
 EXISTING CONSTRUCTION
 TO REMAIN

DEMOLITION NOTE
 PROVIDE TEMP. DUST PROTECTION &
 WEATHER PROOFING THRU-OUT ENTIRETY OF
 CONSTRUCTION. UTILITIES TO BE MAINTAINED
 SO THE LOWER UNIT IS OPERATIONAL
 THRU-OUT CONSTRUCTION

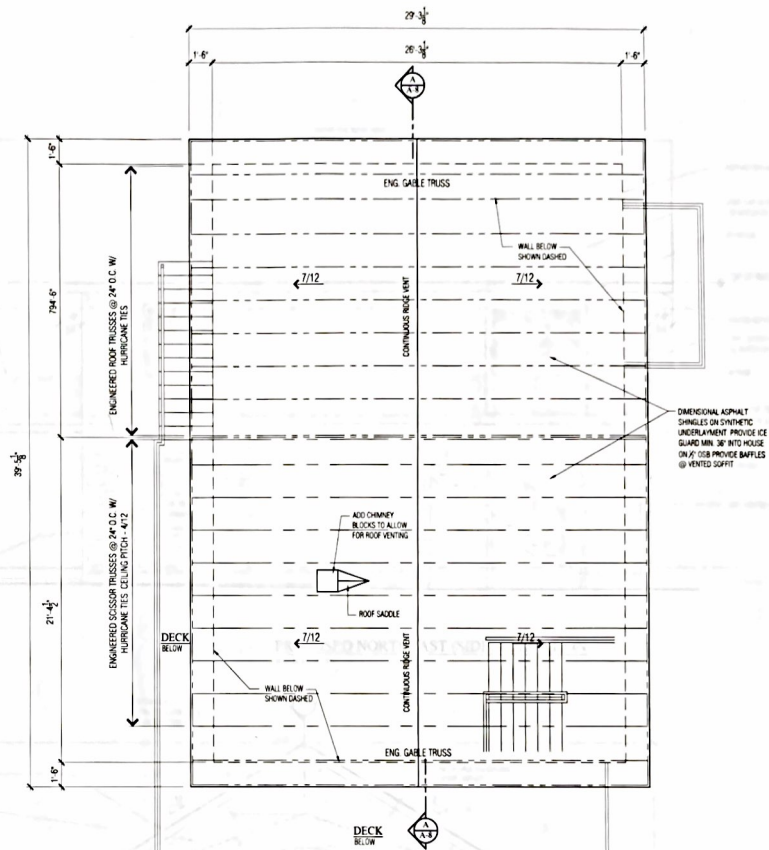
DEMOLITION NOTE
 PROVIDE TEMP. SHORING / BRACING
 THROUGHOUT DEMO AND EXCAVATION AS REQ.
 TO ALL EX. STRUCTURE AND EXCAVATED EARTH

DEMOLITION NOTE
 VERIFY ALL UTILITIES HAVE BE SHUT OFF OR
 DISCONNECTED PRIOR TO AND DEMO. EX.
 ELECTRICAL TO BE PUT ON TEMP. POWER POLE

NOTE
 ALL DIMENSIONS TO THE ROUGH



EXISTING / DEMO MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"



sheet



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning: RV (Residential Village)
 setbacks: FRONT YARD (STREET) - 25' MIN.
 REAR YARD (LAKE) - 25' MIN.
 SIDE YARD - 5' (EA.) SIDE
 max. ht.: 30 ft.
 max. lot coverage: 40%

CODE:
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
 CODE 2015, MICHIGAN PLUMBING CODE 2015,
 MICHIGAN MECHANICAL CODE 2015 AND THE 2015
 NATIONAL ELECTRICAL CODE.

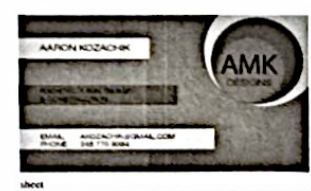
sheet title

ELEVATIONS

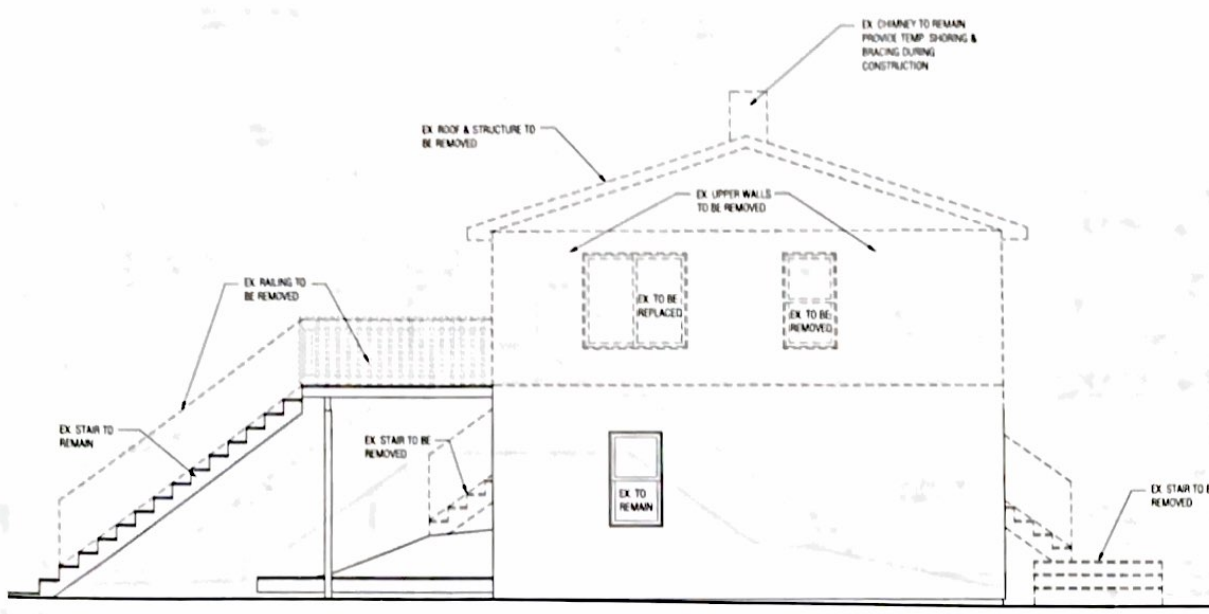
date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 1,547 SF

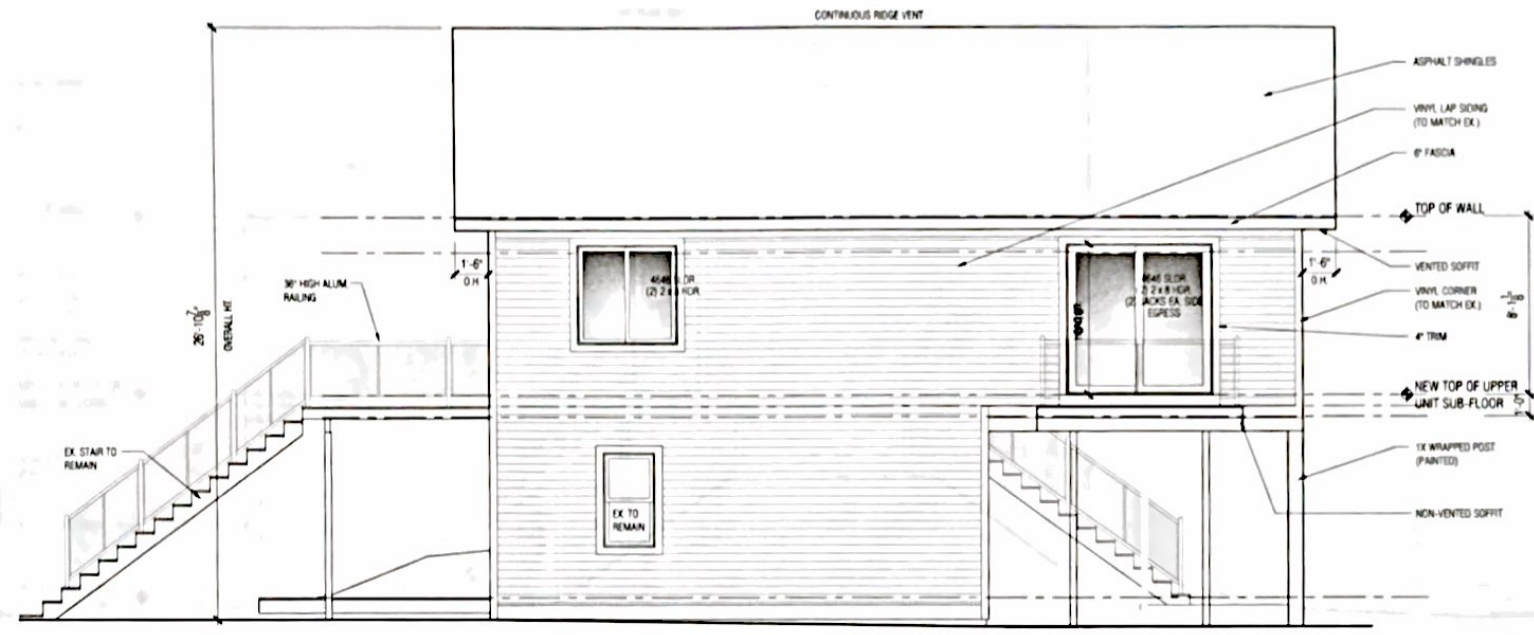
GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



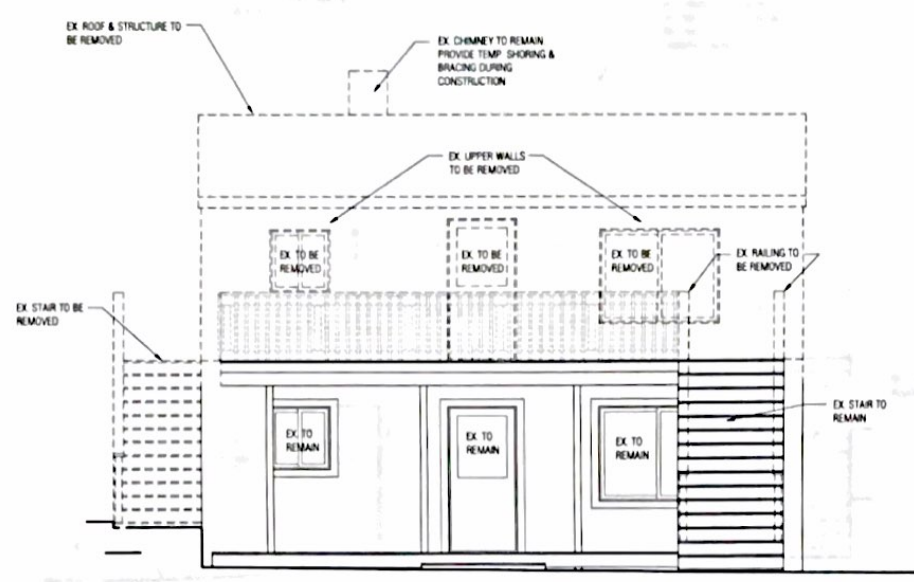
sheet



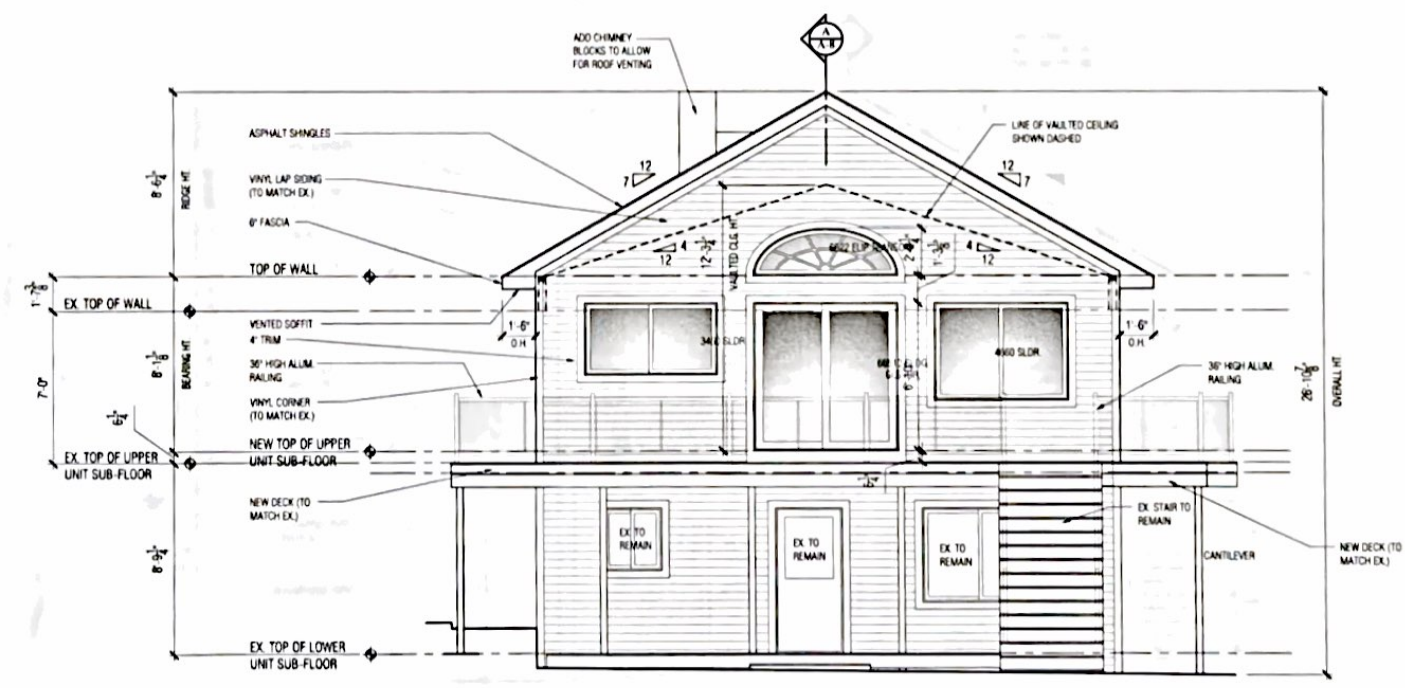
EXISTING NORTHEAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTHEAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTHEAST (LAKESIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTHEAST (LAKESIDE) ELEVATION
SCALE: 1/4" = 1'-0"



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

Zoning: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA.) SIDE
MAX. HT.: 30 ft.
MAX LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE.

sheet title

ELEVATIONS

date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

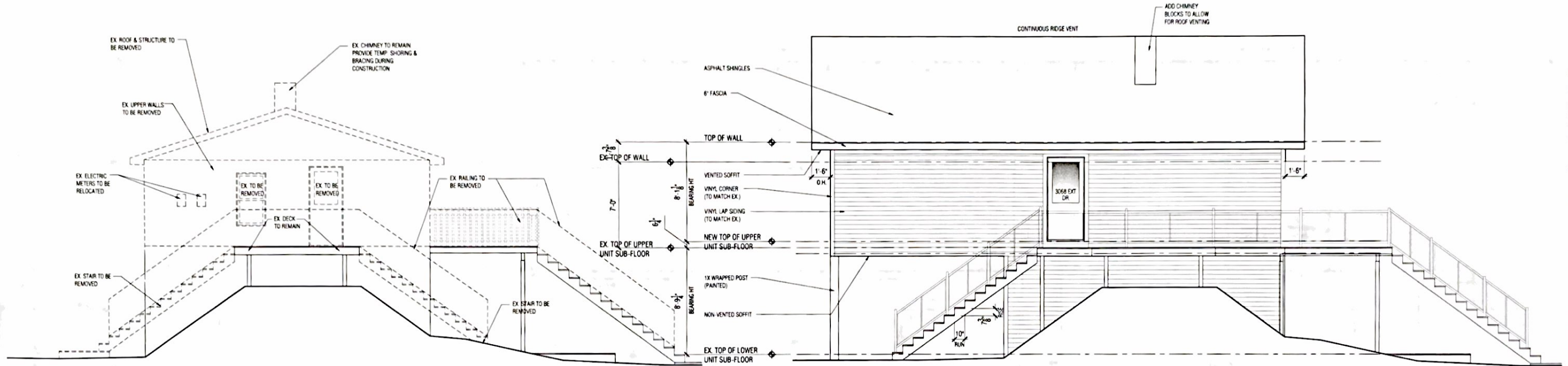
LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 357 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

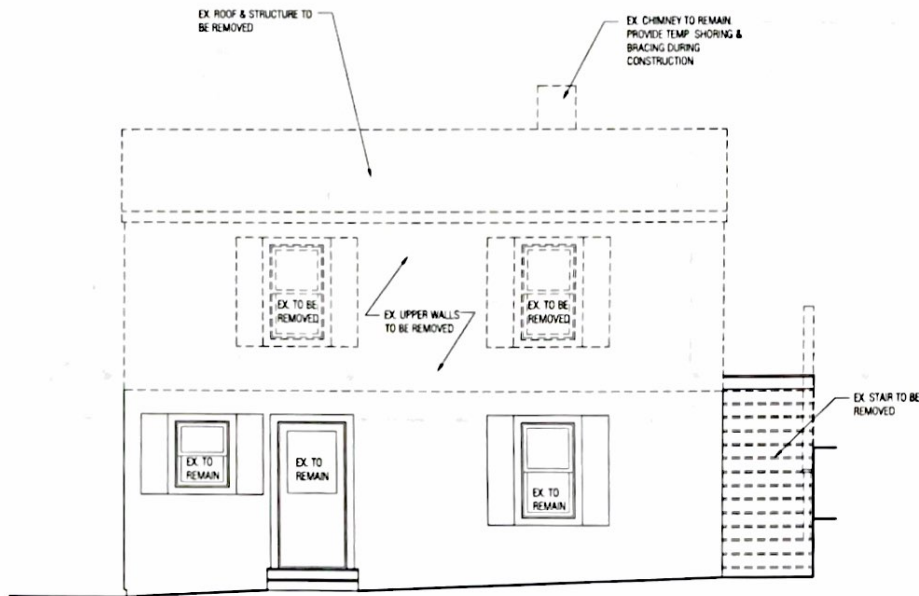


sheet

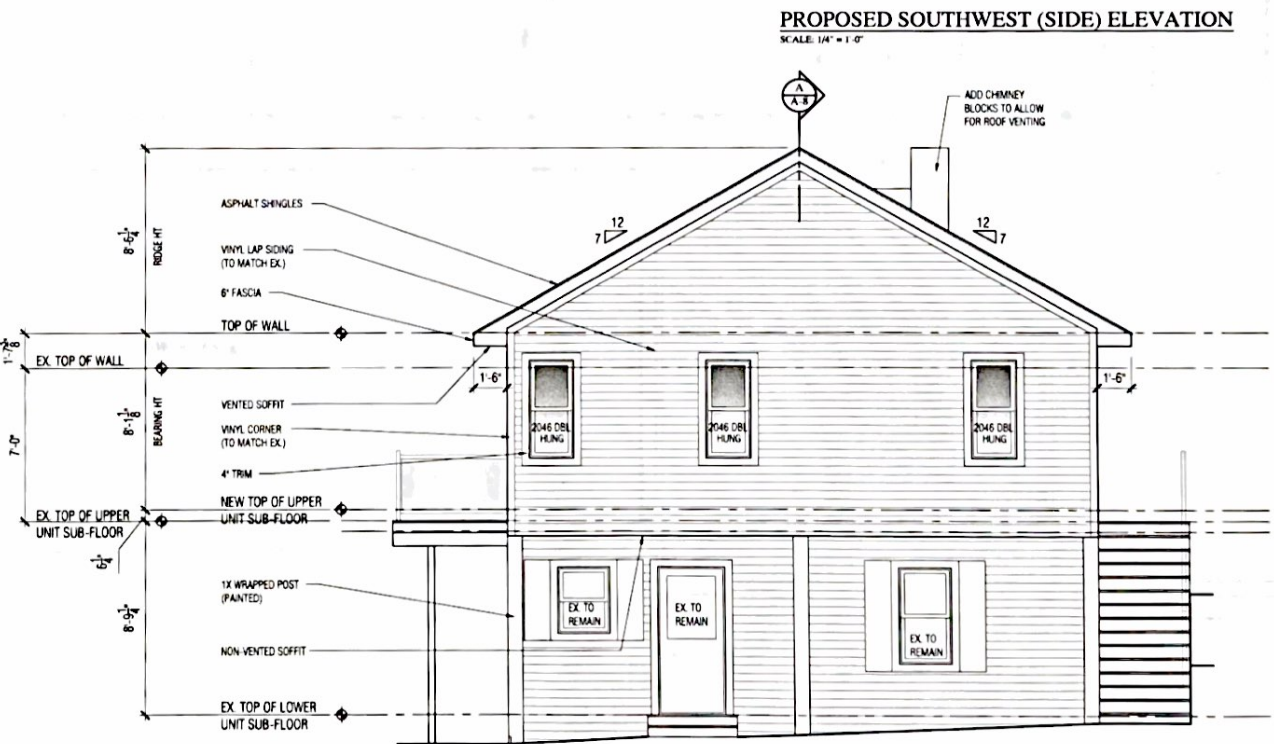
A-7



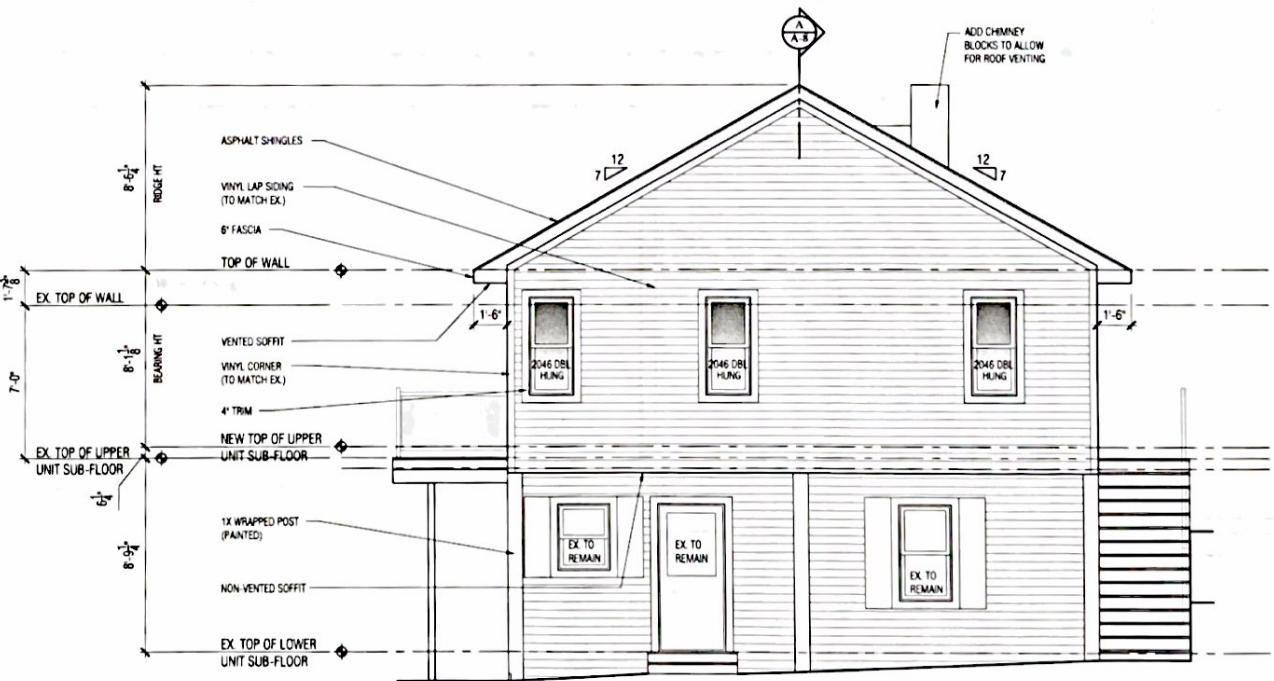
EXISTING SOUTHWEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTHWEST (STREETSIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTHWEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTHWEST (STREETSIDE) ELEVATION
SCALE: 1/4" = 1'-0"



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25' MIN.
REAR YARD (LAKE) - 25' MIN.
SIDE YARD - 5' (EA) SIDE
MAX HT. 30 ft.
MAX LOT COVERAGE 40%

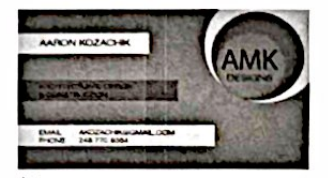
CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE

sheet title
**BUILDING
SECTION "A"**

date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 1,548 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



sheet

A-8

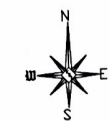
A
A-8
BUILDING SECTION "A"
SCALE: 1/2" = 1'-0"

PROPERTY DESCRIPTION:

Lot 115 of "ORION SUMMER HOME CO.'S" being a subdivision of part of Sections 2 and 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. As recorded in Liber 4 of Plats, page 27 of Oakland County Records.

CENTRAL DRIVE VARIABLE WIDTH (Public) (Bituminous Surface)

CENTRAL DRIVE VARIABLE WIDTH (Public) (Bituminous Surface)



70.00'(R)
90.78'(M)

LOT 117

LOT 116

LOT 115

LOT 114

LOT 115

LEGEND:

- BM = BENCH MARK
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = SET 1/2" IRON ROD w/CAP
- ▲ = SET #60 NAIL w/ LATH
- △ = CONTROL POINT
- = POWER POLE
- = LIGHT POLE
- = EX. GUY WIRE
- = EX. OVERHEAD POWER LINES
- = EX. ELECTRIC/CABLE RISER BOX
- = EX. SIGN
- = EX. SIGN
- = FIRE HYDRANT
- = GATE VALVE & WELL
- = WATER SHUT OFF
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- ST = STORM STRUCTURE
- ST = STORM STRUCTURE
- ST = STORM STRUCTURE
- DS = DOWNSPOUT LOCATION
- FF = FINISHED FLOOR
- LS = LANDSCAPED AREA
- GM = GAS METER
- EM = ELECTRIC METER
- = DIRECTION OF FLOW
- = EX. BITUMINOUS SURFACE
- = EX. CONCRETE SURFACE

BENCH MARK (BM)

BM #1 = Arrow Head on top of Fire Hydrant
Elev. = 987.05

EXISTING CONDITIONS:

EXISTING PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

Area of Parcel #09-03-435-008	=	5,378.0 Sq. Ft.
Existing Residence	=	584.0 Sq. Ft.
Existing Front Steps & Landing	=	72.2 Sq. Ft.
Existing Wooden Walk & Stairs	=	62.5 Sq. Ft.
Existing Upper Level Deck & Stairs	=	234.1 Sq. Ft.
Existing Shed	=	24.0 Sq. Ft.
Total	=	988.8 Sq. Ft.

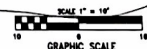
988.8 Sq. Ft. X 100 = 18.4% of Coverage
5,378.0 Sq. Ft.

PROPOSED PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

Area of Parcel #09-03-435-008	=	5,378.0 Sq. Ft.
Existing Residence	=	584.0 Sq. Ft.
Existing Front Steps & Landing	=	72.2 Sq. Ft.
Existing Shed not under Prop. Deck	=	14.1 Sq. Ft.
Prop. Upper Level Addition	=	313.6 Sq. Ft.
Ex. & Prop. Deck & Stairs	=	394.6 Sq. Ft.
Total	=	1,388.5 Sq. Ft.

1,388.5 Sq. Ft. X 100 = 25.8% of Coverage
5,378.0 Sq. Ft.

PROPOSED CONDITIONS:



NOTES:

- The existing 100 year flood plain contour line is shown on the "STAKED SURVEY".
- The existing sanitary sewer lead and water service lead as shown on the "STAKED SURVEY" are based upon information obtained from the Village of Lake Orion and were not verified in the field.
- There are no proposed easements.
- There are no proposed or existing recorded drainage courses encumbering this site.
- The existing ground mounted Air Conditioner is shown.
- The original monumentation has been obliterated. The "STAKED SURVEY" is based upon second or third generation monumentation, line of occupation and previous surveys.
- The proposed finish floor of the addition and no construction of the upper level will be raised by 0.5 feet with a new roof to be constructed. The existing steps on the west side will be removed and the existing front deck will be connected to the existing walk with new steps will be constructed towards the roadway.
- The existing Mid Roof Height is 18.5 feet ±. The elevation of the eaves is 1021.7 and the peak is 1023.5.
- The proposed Mid Roof Height is increasing per the architectural drawings prepared by AMK Designs LLC and dated 7/11/23. The Mid Roof Height is 22.8 feet.



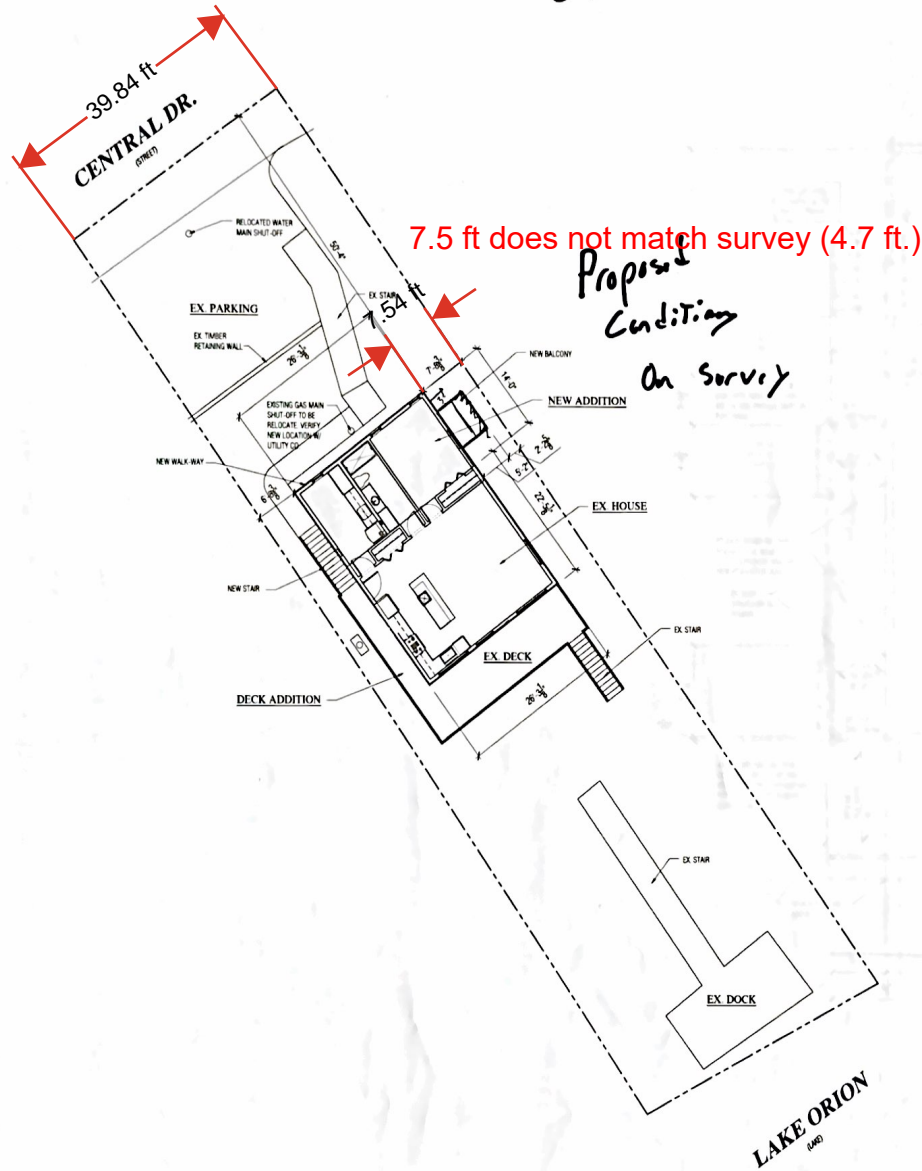
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
For this location of public utility lines

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

No. By: CME		Description	DATE
		REVISIONS	
STAKED SURVEY For: (Existing & Proposed Conditions)			
<p>NICK CHRISTY 635 Central Drive Lake Orion, Michigan 48362</p>			
Contact Person:		Phone: (248) 782-8289	
<p>KENNEDY SURVEYING, INC. 105 N. Washington St. Oxford, Michigan 48371</p>			
Fax: (248) 628-7191	Date: 06/30/23	Scale: 1" = 10'	Sheet No. 1
Drawn By: SST	Checked By: HSK	Drawing No: 22-89082	Job No: 22-8908

Christi Addition

635 Central Dr.
Lake Orion Village, MI 48362



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
ZONING: R1 (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN
REAR YARD (LAKE) - 25 MIN
SIDE YARD - 5' (EA) SIDE
MAX HT.: 30 ft.
MAX LOT COVERAGE: 40%

code
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE

sheet title

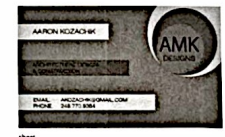
COVER / SITE PLAN	
date	05.22.2023 PRELIMINARY DESIGN
	06.05.2023 REVISION 1
	07.11.2023 CONSTRUCTION
	07.31.2023 PERMIT (REV. CD 1)
	09.18.2023 PERMIT (REV. CD 2)

INDEX OF DRAWINGS			
ON 18.2023 PERMIT SET	SHEET #	SHEET TITLE	CURRENT DATE
●	A-1	PROPOSED SITE PLAN	09 / 18 / 2023
●	A-2	LOWER LEVEL / FOUNDATION PLANS	09 / 18 / 2023
●	A-3	UPPER LEVEL FLOOR PLANS	09 / 18 / 2023
●	A-4	UPPER LEVEL ELECTRICAL PLAN	09 / 18 / 2023
●	A-5	ROOF PLANS	09 / 18 / 2023
●	A-6	ELEVATIONS	09 / 18 / 2023
●	A-7	ELEVATIONS	09 / 18 / 2023
●	A-8	BUILDING SECTION 'A'	09 / 18 / 2023

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 887 SF

GROSS SQ FOOTAGE	
EX MAIN UNIT	= 589 SF
EX UPPER UNIT	= 589 SF
EX TOTAL	= 1,178 SF
ADD UPPER UNIT	= 363 SF
PROP TOTAL SQFT	= 1,548 SF

SITE PLAN
SCALE: 1" = 10' 0"
(NOT OFFICIAL SURVEY)



sheet



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

PROPERTY: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 20' MIN.
REAR YARD (LAKE) - 20' MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30' R.
MAX. LOT COVERAGE: 40%

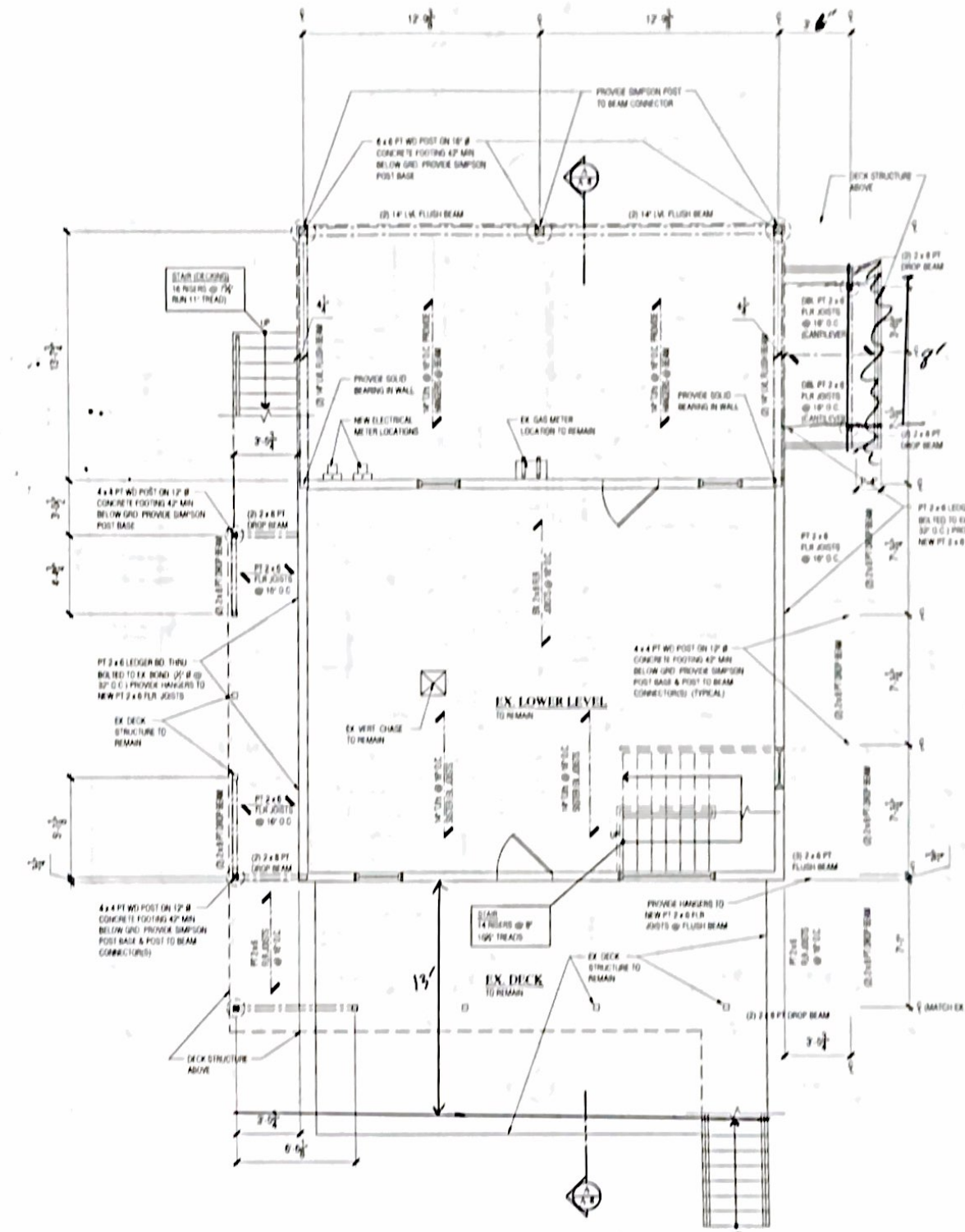
CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE.

LOWER LEVEL / FOUNDATION PLAN

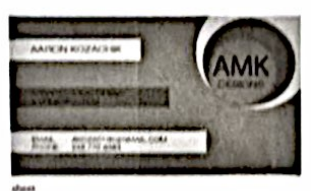
date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.19.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 317 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 580 SF
EX. UPPER UNIT	= 580 SF
EX. TOTAL	= 1,160 SF
ADD. UPPER UNIT	= 368 SF
PROPOSED TOTAL SQFT	= 1,528 SF



LOWER LEVEL / FOUNDATION PLAN
SCALE: 1/4\"/>





project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning: RV (Residential Village)
 setbacks: FRONT YARD (STREET) - 25 MIN.
 REAR YARD (LAKE) - 25 MIN.
 SIDE YARD - 5' (EA) SIDE
 max ht.: 30 ft.
 max lot coverage: 40%

code:
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UPPER UNIT FLOOR PLANS

date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV CD 1)
09.18.2023	PERMIT (REV CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 807 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 585 SF
EX. UPPER UNIT	= 585 SF
EX. TOTAL	= 1,170 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,538 SF

DEMOLITION NOTE
EXISTING CONSTRUCTION
TO BE REMOVED

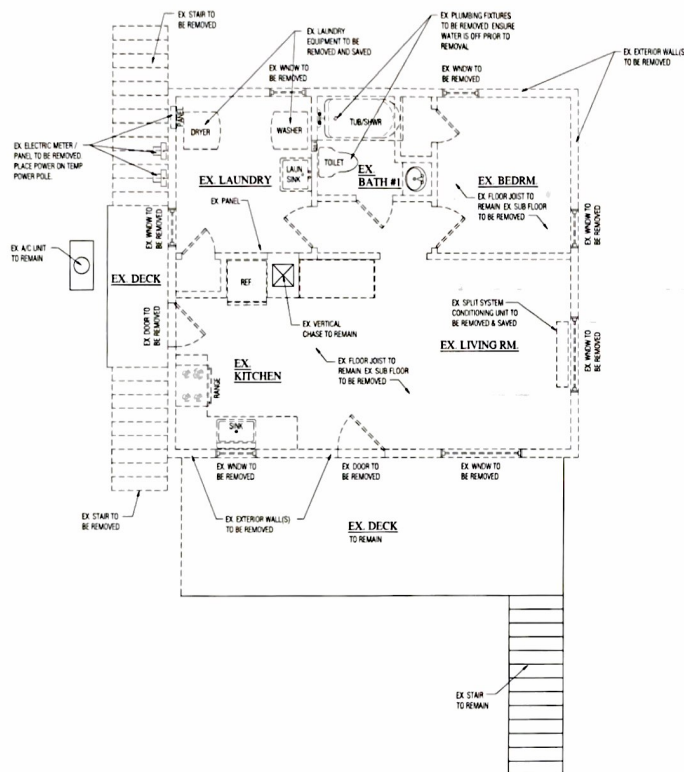
EXISTING CONSTRUCTION
TO REMAIN

DEMOLITION NOTE
PROVIDE TEMP. DUST PROTECTION &
WEATHER PROOFING THRU-OUT ENTIRETY OF
CONSTRUCTION. UTILITIES TO BE MAINTAINED
SO THE LOWER UNIT IS OPERATIONAL
THRU-OUT CONSTRUCTION.

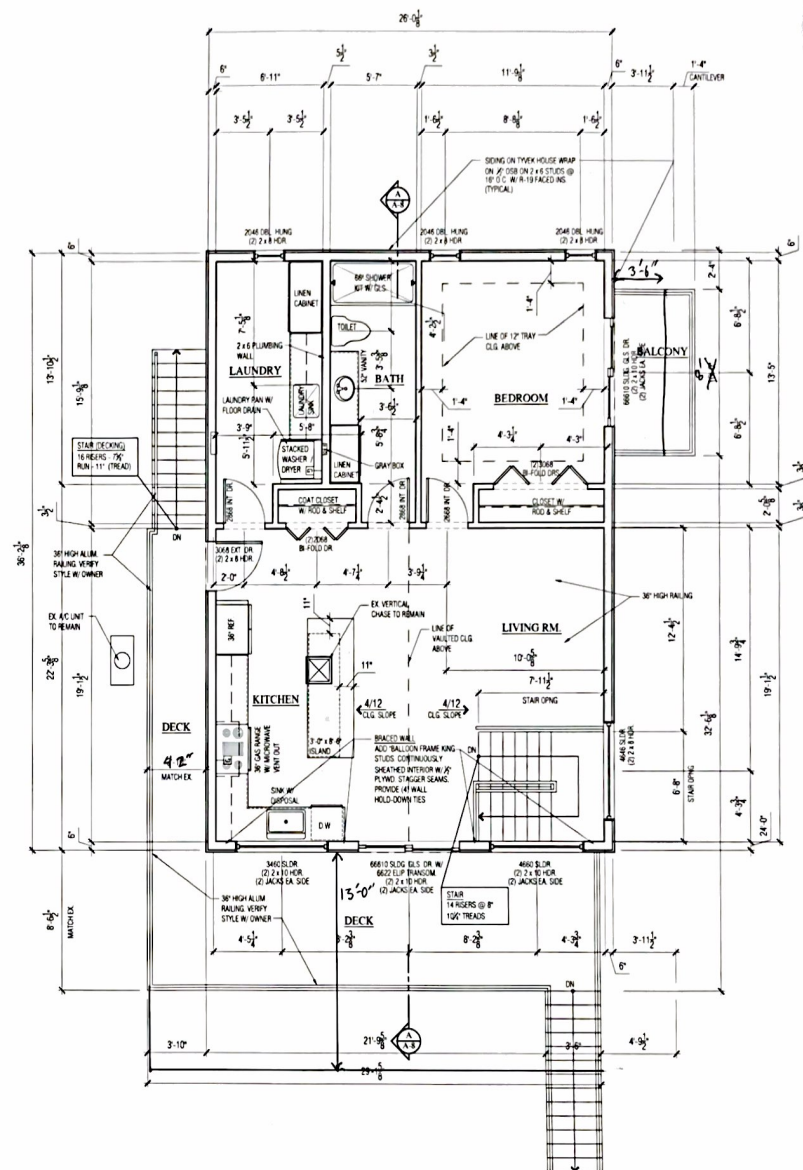
DEMOLITION NOTE
PROVIDE TEMP. SHORING / BRACING
THROUGH-OUT DEMO AND EXCAVATION AS REQ.
TO ALL EX. STRUCTURE AND EXCAVATED EARTH.

DEMOLITION NOTE
VERIFY ALL UTILITIES HAVE BE SHUT OFF OR
DISCONNECTED PRIOR TO DEMO. EX.
ELECTRICAL TO BE PUT ON TEMP. POWER POLE.

NOTE:
ALL DIMENSIONS TO THE ROUGH



EXISTING / DEMO UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



Sheet



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30 ft.
MAX. LOT COVERAGE: 40%

CODE:
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UPPER UNIT ELECTRICAL PLAN

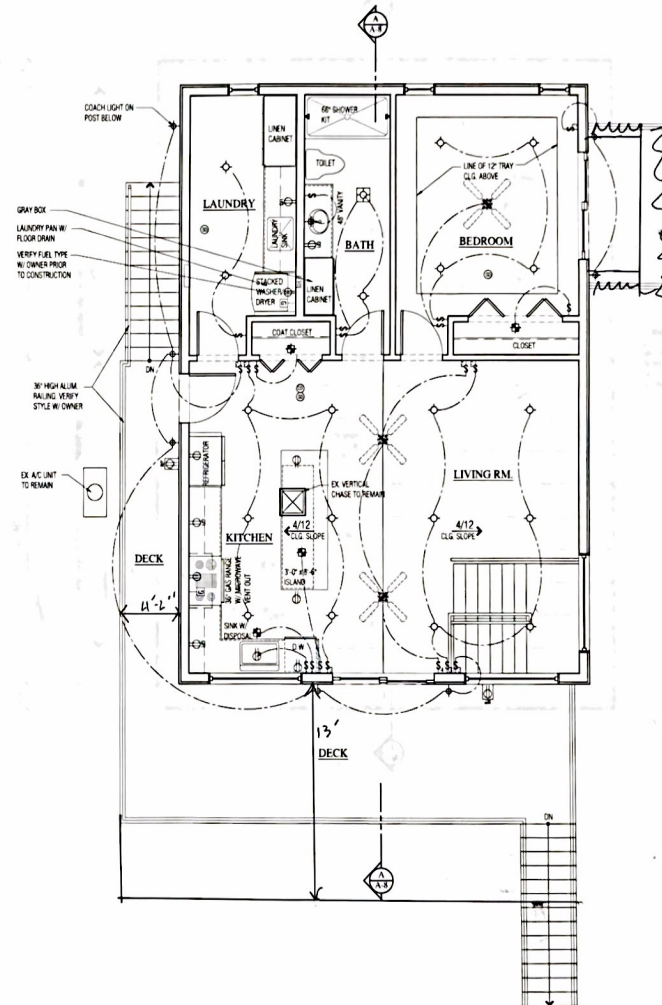
date	PRELIMINARY DESIGN
05.22.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

LIGHTING FIXTURES	
	OUTDOOR WATERPROOF OUTLET
	WALL MOUNTED FIXTURE (SCIENCE OR COACH LIGHT)
	JUNCTION BOX FOR SURFACE MOUNTED FIXTURES (PENDANTS, CEILING MOUNTED, CEILING FANS, ETC.)
	CARBON MONOXIDE / SMOKE DETECTORS WIRED W/ BATTERY BACK-UP
	6" RECESSED CAN LIGHT
	EXHAUST FAN / LIGHT COMBO
	LED STRIP LIGHT ON SWITCH PLUG UNDER CABINET LIGHTING (LOW VOLTAGE)
	CEILING FAN BOX REQUIRED

NOTE:
ELECTRICAL AS SHOWN BUT NOT LIMITED
TO ALL ELECTRICAL PER CODE
SWITCHING, DIMMERS, ETC. TO BE
DETERMINED AT ELECTRICAL WALK THRU



PROPOSED UPPER UNIT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



Sheet



project
Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

zoning
 ZONING: R1 (Residential Village)
 SETBACKS: FRONT YARD (STREET) - 25 MIN.
 REAR YARD (LAKE) - 25 MIN.
 SIDE YARD - 5' (EA) SIDE
 MAX. HT.: 30 ft.
 MAX LOT COVERAGE 40%

code
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sheet title

ROOF PLANS

date	
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07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

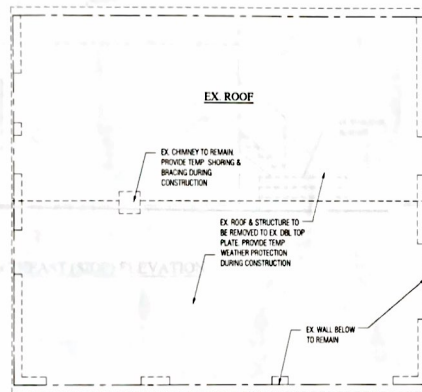
DEMOLITION NOTE
 EXISTING CONSTRUCTION
 TO BE REMOVED
 EXISTING CONSTRUCTION
 TO REMAIN

DEMOLITION NOTE
 PROVIDE TEMP. DUST PROTECTION &
 WEATHER PROOFING THRU-OUT ENTIRETY OF
 CONSTRUCTION. UTILITIES TO BE MAINTAINED
 SO THE LOWER UNIT IS OPERATIONAL
 THRU-OUT CONSTRUCTION

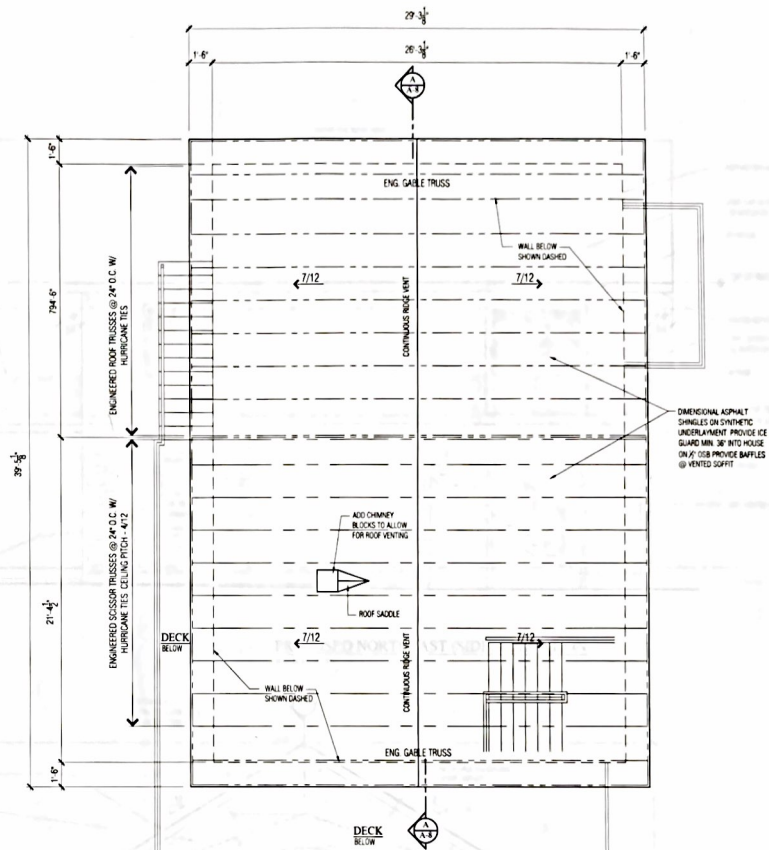
DEMOLITION NOTE
 PROVIDE TEMP. SHORING / BRACING
 THROUGHOUT DEMO AND EXCAVATION AS REQ.
 TO ALL EX. STRUCTURE AND EXCAVATED EARTH

DEMOLITION NOTE
 VERIFY ALL UTILITIES HAVE BE SHUT OFF OR
 DISCONNECTED PRIOR TO AND DEMO. EX.
 ELECTRICAL TO BE PUT ON TEMP. POWER POLE

NOTE
 ALL DIMENSIONS TO THE ROUGH



EXISTING / DEMO MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



sheet



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning: RV (Residential Village)
 setbacks: FRONT YARD (STREET) - 25' MIN.
 REAR YARD (LAKE) - 25' MIN.
 SIDE YARD - 5' (EA.) SIDE
 max. ht.: 30 ft.
 max. lot coverage: 40%

code:
designed in accordance with MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE.

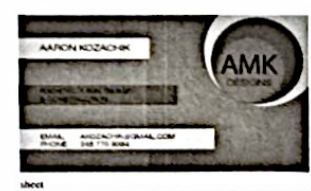
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ELEVATIONS

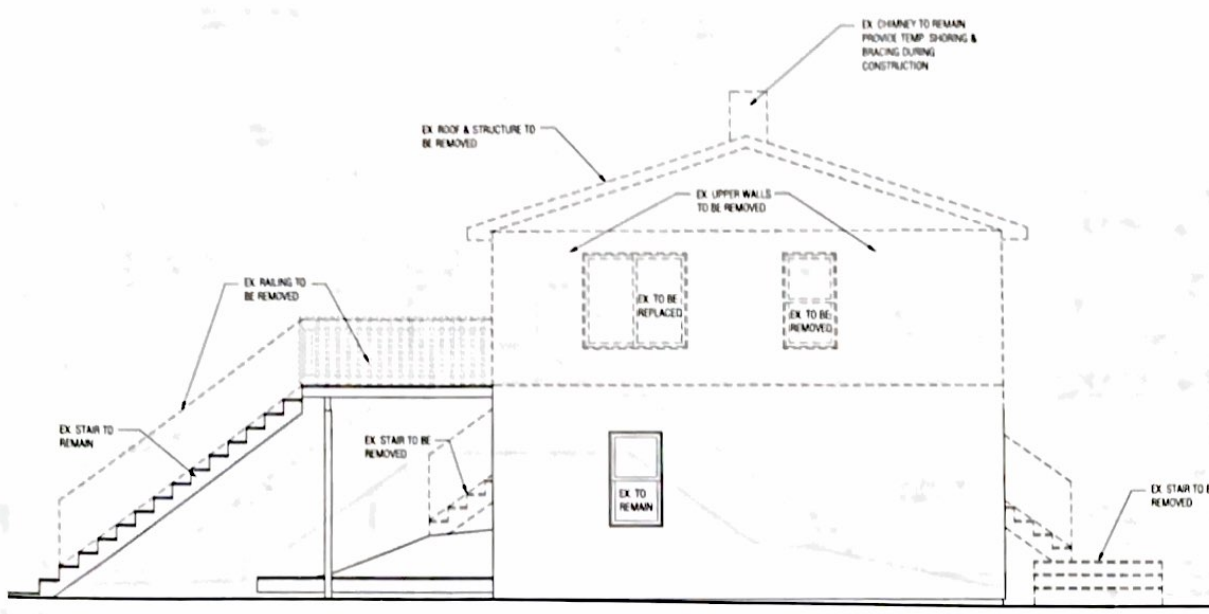
date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 1,547 SF

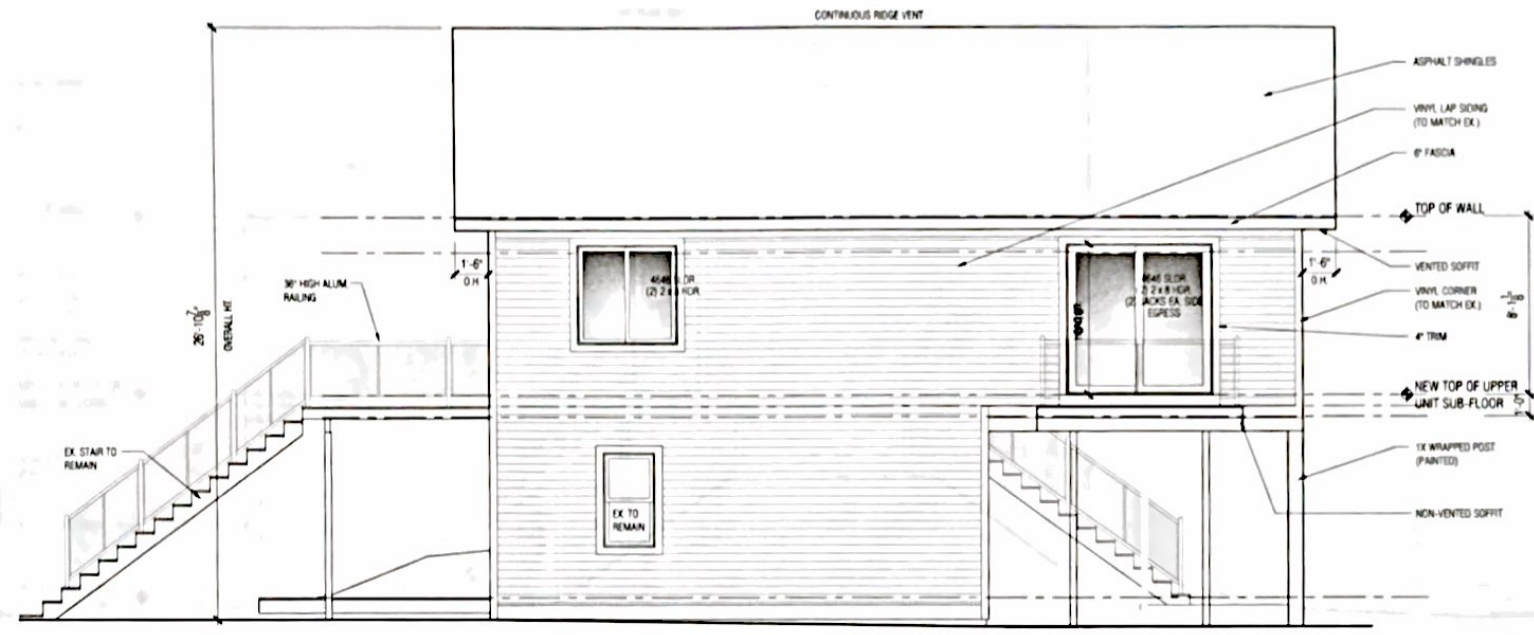
GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



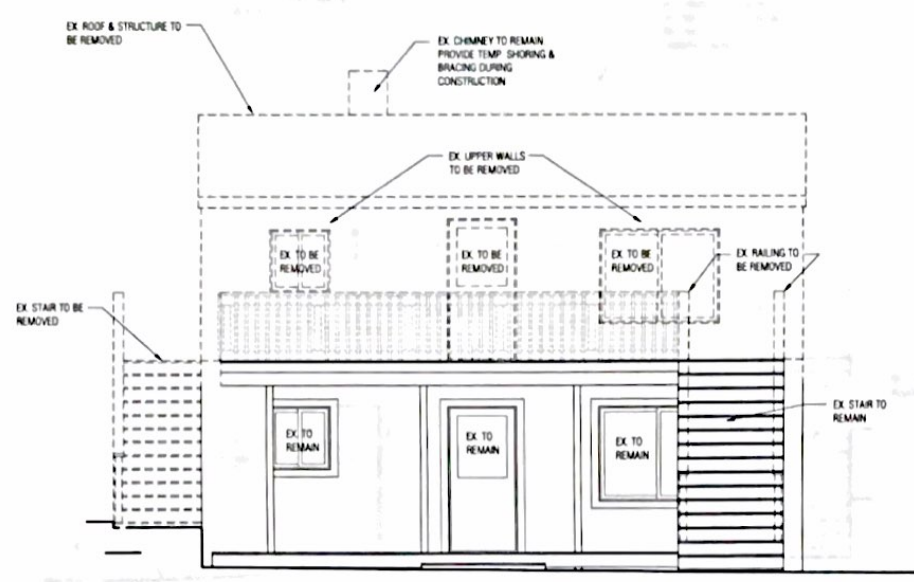
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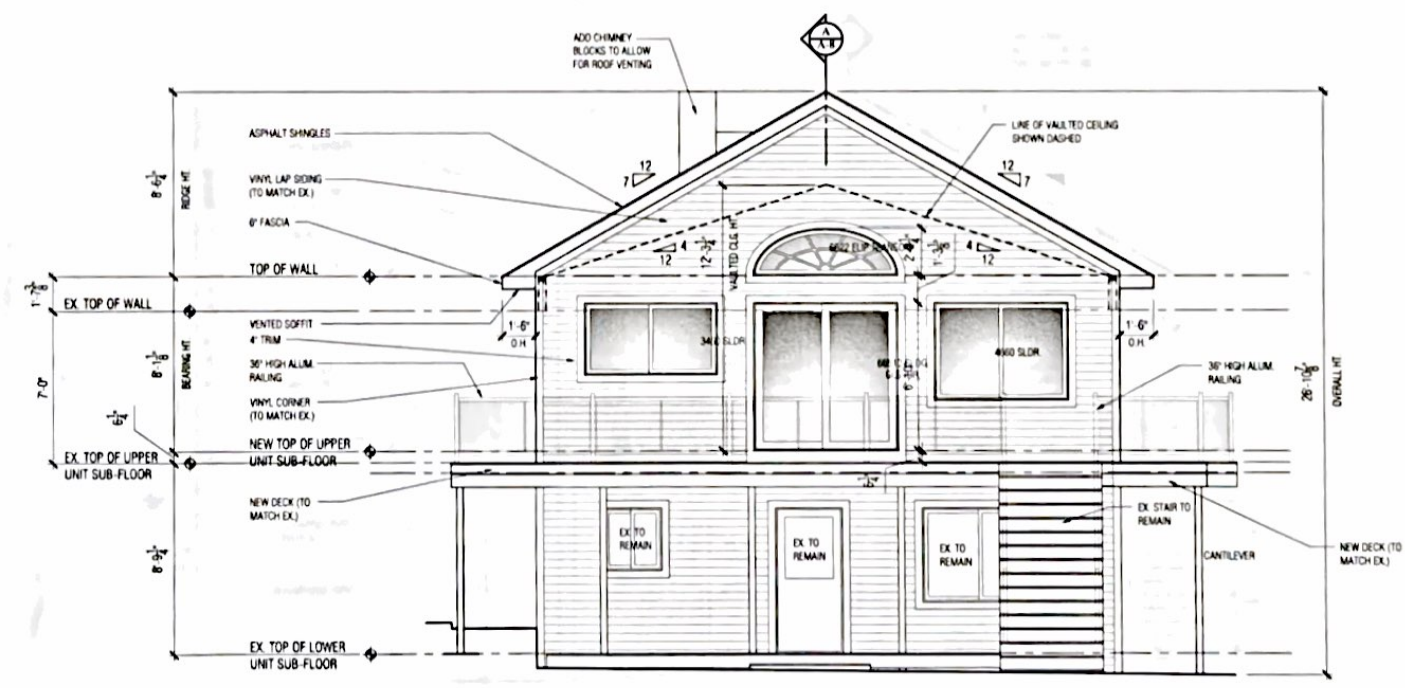
EXISTING NORTHEAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTHEAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTHEAST (LAKESIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTHEAST (LAKESIDE) ELEVATION
SCALE: 1/4" = 1'-0"



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

Zoning: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA.) SIDE
MAX. HT.: 30 ft.
MAX LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE.

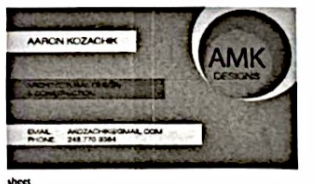
sheet title

ELEVATIONS

date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

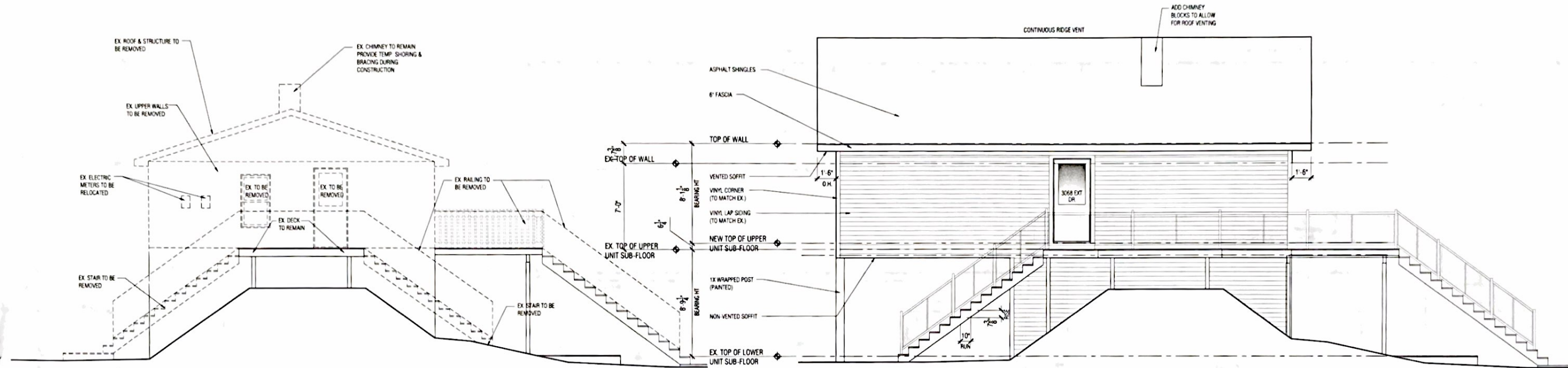
LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 357 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



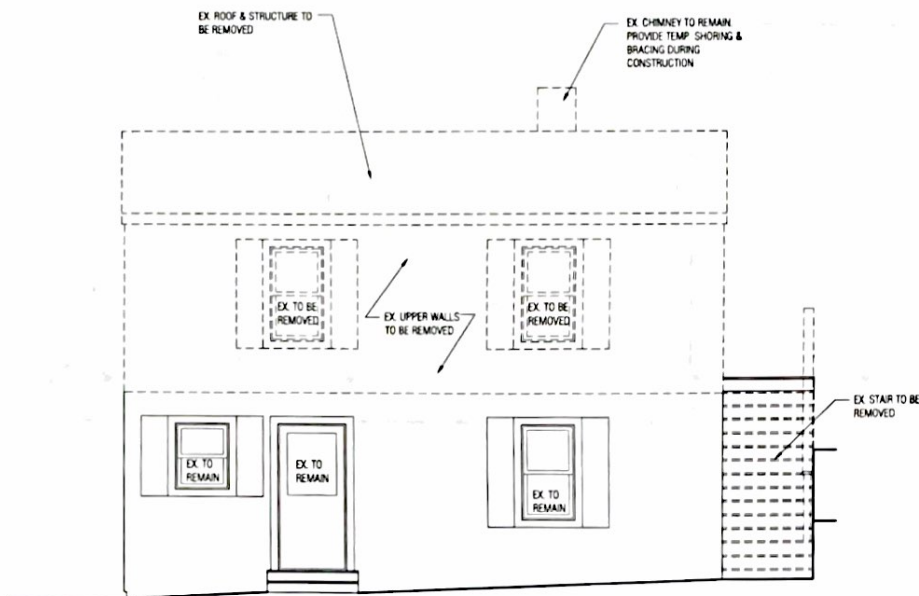
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A-7



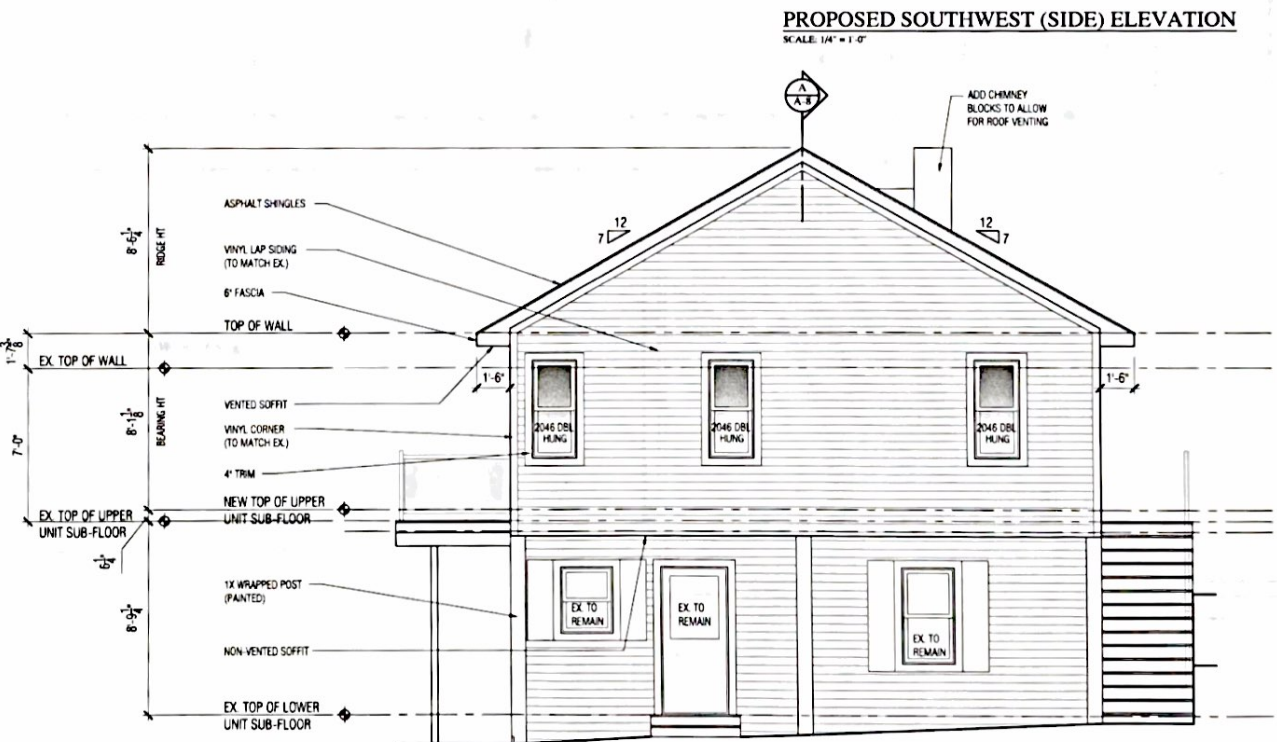
EXISTING SOUTHWEST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING NORTHWEST (STREETSIDE) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTHWEST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED NORTHWEST (STREETSIDE) ELEVATION

SCALE: 1/4" = 1'-0"



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25' MIN.
REAR YARD (LAKE) - 25' MIN.
SIDE YARD - 5' (EA) SIDE
MAX HT. 30 ft.
MAX LOT COVERAGE 40%

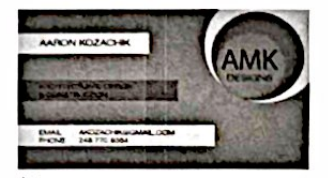
CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
CODE 2015, MICHIGAN PLUMBING CODE 2015,
MICHIGAN MECHANICAL CODE 2015 AND THE 2015
NATIONAL ELECTRICAL CODE

sheet title
**BUILDING
SECTION "A"**

date	
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 1,548 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



sheet

A-8

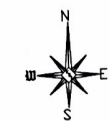
A
A-8
BUILDING SECTION "A"
SCALE: 1/2" = 1'-0"

PROPERTY DESCRIPTION:

Lot 115 of "ORION SUMMER HOME CO.'S" being a subdivision of part of Sections 2 and 3, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. As recorded in Liber 4 of Plats, page 27 of Oakland County Records.

CENTRAL DRIVE VARIABLE WIDTH (Public) (Bituminous Surface)

CENTRAL DRIVE VARIABLE WIDTH (Public) (Bituminous Surface)



70.00'(W)
90.78'(M)

LOT 117

LOT 116

LOT 115

LOT 114

LOT 115

LEGEND:

- BM = BENCH MARK
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = SET 1/2" IRON ROD w/CAP
- ▲ = SET #60 NAIL w/ LATH
- △ = CONTROL POINT
- = POWER POLE
- = LIGHT POLE
- = EX. GUY WIRE
- = EX. OVERHEAD POWER LINES
- = EX. ELECTRIC/CABLE RISER BOX
- = EX. SIGN
- = EX. SIGN
- = FIRE HYDRANT
- = GATE VALVE & WELL
- = WATER SHUT OFF
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- ST = STORM STRUCTURE
- ST = STORM STRUCTURE
- ST = STORM STRUCTURE
- DS = DOWNSPOUT LOCATION
- FF = FINISHED FLOOR
- LS = LANDSCAPED AREA
- GM = GAS METER
- EM = ELECTRIC METER
- = DIRECTION OF FLOW
- = EX. BITUMINOUS SURFACE
- = EX. CONCRETE SURFACE

BENCH MARK (BM)

BM #1 = Arrow Head on top of Fire Hydrant
Elev. = 987.05

EXISTING CONDITIONS:

EXISTING PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

Area of Parcel #09-03-435-008	=	5,378.0 Sq. Ft.
Existing Residence	=	584.0 Sq. Ft.
Existing Front Steps & Landing	=	72.2 Sq. Ft.
Existing Wooden Walk & Stairs	=	62.5 Sq. Ft.
Existing Upper Level Deck & Stairs	=	234.1 Sq. Ft.
Existing Shed	=	24.0 Sq. Ft.
Total	=	988.8 Sq. Ft.
988.8 Sq. Ft. X 100 = 18.4% of Coverage		

PROPOSED PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

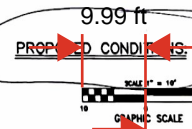
Area of Parcel #09-03-435-008	=	5,378.0 Sq. Ft.
Existing Residence	=	584.0 Sq. Ft.
Existing Front Steps & Landing	=	72.2 Sq. Ft.
Existing Shed not under Prop. Deck	=	14.1 Sq. Ft.
Prop. Upper Level Addition	=	313.6 Sq. Ft.
Ex. & Prop. Deck & Stairs	=	394.6 Sq. Ft.
Total	=	1,388.5 Sq. Ft.
1,388.5 Sq. Ft. X 100 = 25.8% of Coverage		

NOTES:

- 1) The existing 100 year flood plain contour line is shown on the "STAKED SURVEY".
- 2) The existing sanitary sewer lead and water service lead as shown on the "STAKED SURVEY" are based upon information obtained from the Village of Lake Orion and were not verified in the field.
- 3) There are no proposed easements.
- 4) There are no proposed or existing recorded drainage courses encumbering this site.
- 5) The existing ground mounted Air Conditioner is shown.
- 6) The original monumentation has been obliterated. This "STAKED SURVEY" is based upon second or third generation monumentation, line of occupation and previous surveys.
- 7) The proposed finish floor of the addition and no construction of the upper level will be raised by 0.5 feet with a new roof to be constructed. The existing steps on the rear side will be removed and the existing front deck will be connected to the existing walk with new steps will be constructed towards the roadway.
- 8) The existing Mid Roof Height is 18.5 feet ±. The elevation of the eaves is 1021.7 and the peak is 1023.5.
- 9) The proposed Mid Roof Height is increasing per the architectural drawings prepared by AMK Designs LLC and dated 7/11/23. The Mid Roof Height is 22.8 feet.



THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.



0.33 in	
By: JCM	DATE
REVISIONS	
STAKED SURVEY For: (Existing & Proposed Conditions)	
NICK CHRISTI 635 Central Drive Lake Orion, Michigan 48362	
Contact Person:	Phone: (248) 782-8289
KENNEDY SURVEYING, INC. 105 N. Washington St. Oxford, Michigan 48371	
Fax: (248) 628-7191	Phone: (248) 628-6241
Drawn By: SST	Date: 06/30/23
Scale: 1" = 10'	Sheet No. 1
Check'd: HSK	Drawing No. 22-89082
Job No. 22-8908	



Village of Lake Orion

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

PERMIT: ZONING COMPLIANCE ADDITION & RENOVATION

635 Central Drive

Parcel ID # 09-03-435-008

Zoning District: RL – Lake Single Family Residential

Land Use: Single Family Residential

Permitted Project:

368 SF upper-level addition, roof replacement, and interior renovation; support posts, and concrete front patio. Modified apertures, ventilation, and associated trades work.

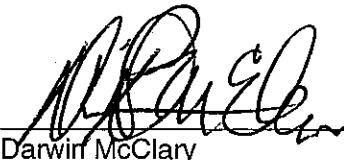
Conditions of Approval:

1. The renovations shall be performed as shown in the application package received by the Village on October 3, 2023, except that no southwest deck addition is permitted without a granted variance and the proposed northeast balcony shall either be granted a variance or shortened in projection so as not to encroach into 5-foot side yard setback requirement.
2. The structure is limited to single-family use and occupancy; any nonconforming use shall cease upon expansion of the structure, as required by Section 17.03(B) of the Zoning Ordinance.
3. Applicant must obtain a building permit from the Orion Township Building Department prior to commencing any work and adhere to all design and inspection requirements of the building permit.
4. Applicant shall notify the Village of any modifications to the proposed plan as presented in the October 3, 2023 Zoning Compliance Permit Application.

Issued to: Ed Sabol, Island Pointe Building (Contractor)
2 Highland Avenue
Lake Orion, MI 48362

Permit #: Z-23-048

Issued by:



Darwin McClary
Village Manager/Zoning Administrator

Date: October 17, 2023



**VILLAGE OF LAKE ORION
PUBLIC HEARING NOTICE
BOARD OF ZONING APPEALS**

The Village of Lake Orion Board of Zoning Appeals will hold a Public Hearing on Appeal No. A-25-02 at the Lake Orion Village Hall, 21 E. Church Street, Lake Orion, MI 48362, on **Thursday, March 6, 2025, at 6:30 PM** in the Council Chambers.

This Public Hearing relates to **635 Central Drive** (Parcel ID: OL-09-03-435-008). A complete legal description of the property is on file in the Village Offices. The subject site is located within the Village of Lake Orion in the RL (Lake Single Family Residential) Zoning District. The applicant has made renovations that expanded an existing, non-conforming accessory deck in the west side yard and introduced a new, non-conforming accessory balcony with support columns in the east side yard. The applicant is requesting the following variances from the Zoning Ordinance:

1. ARTICLE 12, SCHEDULE OF REGULATIONS, SECTION 12.02 TABLE – RL ZONING DISTRICT

<u>Side Yard (West) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.
<u>Side Yard (East) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 ft.

Interested parties are welcome to attend the Public Hearing and offer comments. Written comments will be accepted prior to the date and time of the Public Hearing by the Village Clerk. The site plan/survey and supporting documentation will be available for inspection before the scheduled meeting and additional information may be obtained by contacting Village Offices at (248) 693-8391 or visiting the Village Hall located at 21 E. Church Street, Lake Orion, MI 48362 during regular business hours, 7:00 a.m. – 4:30 p.m. Monday – Thursday.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact Village Hall, at least seventy-two (72) hours before the meeting, if requesting accommodations.

ADDITIONAL DOCUMENTS

Case information and additional information are available for inspection **one week** before the noticed meeting on the Village of Lake Orion Website at www.lakeorion.org; choose the **“Agendas, Minutes, and Videos”** tab and scroll to the appropriate meeting date or filter by board, commission, or committee.

Sonja Stout
Village Clerk

Publish and Post by: February 19, 2025