



MCKENNA

February 17, 2025

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

Subject : A-25-01 : 424 Algene Street Variance Requests
Parcel: OL-09-11-178-013

Board Members:

We have reviewed the above-referenced variance application submitted by David Carr (the “Applicant”) who proposes to renovate an existing nonconforming single-family home situated on an existing nonconforming lot. The property is located on the west side of Algene Street and is zoned RL, Lake Single Family Residential. The lot is legally nonconforming with respect to its area (7,200 SF required vs. 3,872.9 SF – including accreted land) and is 30-ft.-wide by an average of about 65-ft.-deep.

The home includes a nonconforming deck projecting into the rear/waterfront yard that building permits were not issued for. The applicant intends to retain the original footprint, including the unpermitted deck, and expand the deck vertically to be enclosed, provide a second-floor deck, and add a third-floor balcony. Nonconforming home renovations are limited to 50% of the True Cash Value of the property without variances; the expansion drives the need for the variances requested.

REQUEST

To renovate the proposed home, the applicant is requesting three (3) variances from the Zoning Ordinance:

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

Lake Front (West) Yard Setback:	25.0 feet minimum required 11.41 feet existing / 11.41 proposed 13.59-foot variance requested
Lake Front (North) Yard Setback:	25.0 feet minimum required 16.45 feet existing / 16.45 feet proposed 8.55-foot variance requested
Street Front (East) Yard Setback:	25.0 feet maximum required 3.19 feet existing / 3.19 feet proposed 21.81-foot variance requested

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



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 and is already being used as such. For new construction, strict compliance with the required street and waterfront setbacks would result in an unbuildable area, effectively preventing the establishment of a principal permitted use on the property. The structure is nonconforming but is allowed to be retained and renovated if the cost of renovations stays below 50% of the True Cash Value of the property. Strict compliance would prevent expansion of the nonconforming structure but would not prevent the property owner from using the property for a permitted purpose.

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

Approval of the variances to the required setbacks to expand the nonconforming structure would be in favor of the property owner; however, it is unclear that this would provide substantial justice to the neighboring property owners who may have renovated their homes in compliance with the Ordinance.

- (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 principal structure is an existing nonconforming structure, which can be renovated without variances up to a cost of 50% of the True Cash Value of the property. Decks raised not more than 8 inches above grade are permitted to project into the required waterfront setback area. Approving the setbacks for an expanded structure would provide substantial relief to the property owner but may not be consistent with justice to other property owners, who would be required to meet the same standards.

- (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.**

Though regularly shaped, the subject parcel is nonconforming, as it is smaller than required for the district. The property is also a "corner" waterfront property, meaning the increased setbacks are required on two sides of the property, rather than just one. However, as stated, these circumstances do not preclude the property owner from renovating the home without expanding the nonconformities.

- (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 applicant is taking affirmative action to renovate and expand the existing nonconforming home. Strict compliance with the Zoning Ordinance would limit renovations of a nonconforming structure to 50% of the True Cash Value of the property, which could be completed without variances. The variances being requested are the result of expanding the nonconforming structure to include an enclosed deck, second story deck, and third story balcony, which is a self-created problem.



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** from the minimum required street and waterfront setbacks, for the proposed single-family home at 424 Algene Street, based on finding that:

- (1) The use of property as a single-family home is already established and is not prevented by strict compliance with standards for street and waterfront setbacks, despite the structure being nonconforming.
- (2) It is unclear whether substantial justice would be provided to the neighboring property owners who may have completed renovations in compliance with the Ordinance.
- (3) The variances requested are not the minimum possible; renovations to a nonconforming structure are permitted without the need for variances but are limited to 50% of the True Cash Value of the property. Further, accessory decks raised not more than 8 inches above grade are permitted to project into the required waterfront yard.
- (4) Although the lot is nonconforming and so positioned on the lake to have two (2) waterfront yards instead of one (1), these circumstances do not prevent the owner from renovating the home without expanding the nonconformities; many lots and homes along the lake are nonconforming and must comply with Ordinance standards unless specifically exempt.
- (5) The need for the variances is entirely self-created, as the applicant is taking affirmative action to expand the structure, rather than staying within the existing setbacks and limiting renovations to 50% of the TCV.

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: Sanjeev Kaul & Kristin DeBruin, 2573 Ginger Ct., Bloomfield Hills, MI 48322



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: 424 Algene Street Parcel ID #: 01-09-11-178-013

Parcel Size (Sq.Ft.): 3,920 sq. ft. (0.089 acres) Zoning District: RL, Lake Single Family Residential

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

OWNER INFORMATION

Property Owner Name: Sanjeev Kaul & Kristin DeBruin Address: 2573 Ginger Ct Bloomfield Hills, MI 48304

Property Owner Phone #: 405.623.0574 E-Mail: sanjeevkaulmd@gmail.com, kjdebruin@gmail.com

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

Applicant Name: David Carr Address: 6085 Brook Lane, West Bloomfield, MI 48322

Applicant Phone #: 312.307.7759 E-Mail: dcarr@auerdesign.net

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

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
12.02	back setback	11.41 ft	25 ft	11.41 ft	13.59 ft
12.02	front setback	13.19 ft	25 ft	3.19 ft	21.81 ft
12.02	north water setback	16.45 ft	25 ft	8.55 ft	8.55 ft
12.02	water side house se	21.54	25 ft	21.54 ft	3.46 ft

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.

~~The owners recently bought the property, located at 424 Algene Street, with the intention of renovating the home to make it their permanent lake home and to fully utilize the lake views. At the time of purchase (a fair market value), a wooden deck was already installed on the first floor of the home, facing Lake Orion. It was recently discovered the existing deck did not~~

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

~~Providing a variance for the existing deck would provide substantial justice to the applicant as they purchased a home that deck installed on the 1st floor, not knowing at all that a variance/building permit was not issued. Furthermore, the majority of the homes backing into Lake Orion have similar decks installed on multiple floors of their homes. Granting such a~~

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.

~~Please see attached a list of neighboring homes with addresses that have decks installed on various levels of their homes. We're not seeking anything more than what is commonplace in the surrounding neighborhood. See Project Narrative.~~

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.

~~424 Algene Street is one of the few homes in the area that is surrounded by Lake Orion on 2 sides of the home. Requesting a variance for multiple-story decks allows the owners to fully utilize the views within the confines of their residence in multiple seasons of the year unlike other properties in the same zoning district.~~

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.

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

Much like the decks of the surrounding homes along Lake Orion, both the existing deck has been in place for decades as well as the proposed decks on the 2nd and 3rd floor of the rear of the home has not impaired and will not impair the health, safety, comfort or welfare of the inhabitants of Lake Orion. All decks will be within the confines of the property and can only

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 ADMINISTRATIVE 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.

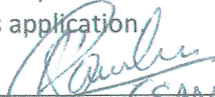
If you believe the information is not relevant please place 'N/A' for not applicable next to the item.

- DC 1) A completed application signed by the property owner.
- DC 2) Proof of ownership.
- DC 3) Property owner authorization for an applicant to act on their behalf.
- DC 4) Project Narrative – A letter to the BZA explaining the variance or review request.
- DC 5) Land Survey – A survey prepared by a professional surveyor.
- DC 6) Site Plan – A set of plans to scale which include all property lines with dimensions, setbacks, existing and proposed structures.
- DC 7) Architectural plans and elevations – A set of drawings illustrating the details of any proposed structures.
- DC 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.
- DC 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:



(SANJEEV KAUL)

Date:

02/06/25

Signature of Applicant:



(KRISTIN DEBRUIN)

Date:

02/07/25





Village of Lake Orion
21 E Church Street
Lake Orion, Mi. 48362

2.06.2025

Letter of Authorization

On behalf of our client (Sanjeev Kaul and Kristin DeBruin) we are acting on their behalf to file this variance.

Signature:  Date: 02/06/25
 Date: 02/06/25

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Signature of Property Owner: _____

(SANJEV KAUL)

Date: _____

02/06/25

Signature of Applicant: _____

(KRISTIN DEBRUN)

Date: _____

RCV'D 07/02/2024

OAKLAND COUNTY TREASURERS CERTIFICATE

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

7/3/2024

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended MIT
2023 Not Examined

5.00

074999 Liber 59472 Page 627 thru 629
7/5/2024 12:29:37 PM Receipt #000165896
\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$7,873.30 Transfer Tax
PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

STATE OF
MICHIGAN
Oakland
7/5/2024
000165896



REAL ESTATE
TRANSFER TAX
\$1,007.05 :CO
\$6,866.25 :ST
1405046

WARRANTY DEED

Drafted by: Carl F Slomczenski, 424 Algene St., Lake Orion, MI 48362

When recorded return to: Sanjeev Kaul and Kristin Debruin, 2573 Ginger Ct, Bloomfield Hills, MI 48304

THE GRANTOR(s): Carl F Slomczenski and Joan E Slomczenski, as joint tenants with full rights of survivorship

Whose address is: 424 Algene St., Lake Orion, MI 48362

Conveys and warrants to: Sanjeev Kaul and Kristin Debruin, husband and wife

Whose address is: 2573 Ginger Ct, Bloomfield Hills, MI 48304

the following described premises: See attached Exhibit A.

Tax Parcel No: 09-11-178-013

Commonly known as: 424 Algene St., Lake Orion, MI 48362

for the sum of Nine Hundred Fifteen Thousand Five Hundred Dollars and No Cents (\$915,500.00)

COUNTY Transfer Tax: \$1,007.05

STATE Transfer Tax: \$6,866.25

Subject to easements, reservations and restrictions of record.



oakland

WARRANTY DEED

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When recorded return to: Sanjeev Kaul and Kristin Debruin, 2573 Ginger Ct, Bloomfield Hills, MI 48304

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Dated: June 28, 2024

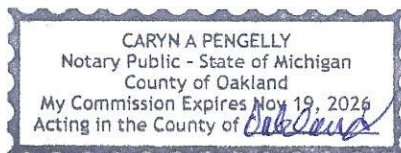
Signed and Sealed:

Carl F Slomczenski
Carl F Slomczenski

Joan E Slomczenski
Joan E Slomczenski

STATE OF MICHIGAN }
COUNTY OF Oakland } ss
}

On this 28th day of June, 2024, before me personally appeared, Carl F Slomczenski and Joan E Slomczenski, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Notary Public: Caryn A Pengelly
Printed Name: _____
_____ County, MI
My Commission Expires: _____



EXHIBIT A

Land situated in the Village of Lake Orion, County of Oakland, State of Michigan, more particularly described as:

Lot 22, except the Southerly 3.6 feet, of "Recreation Heights Addition", according to the plat thereof recorded in Liber 10, Page(s) 47 of Plats, Oakland County Records.

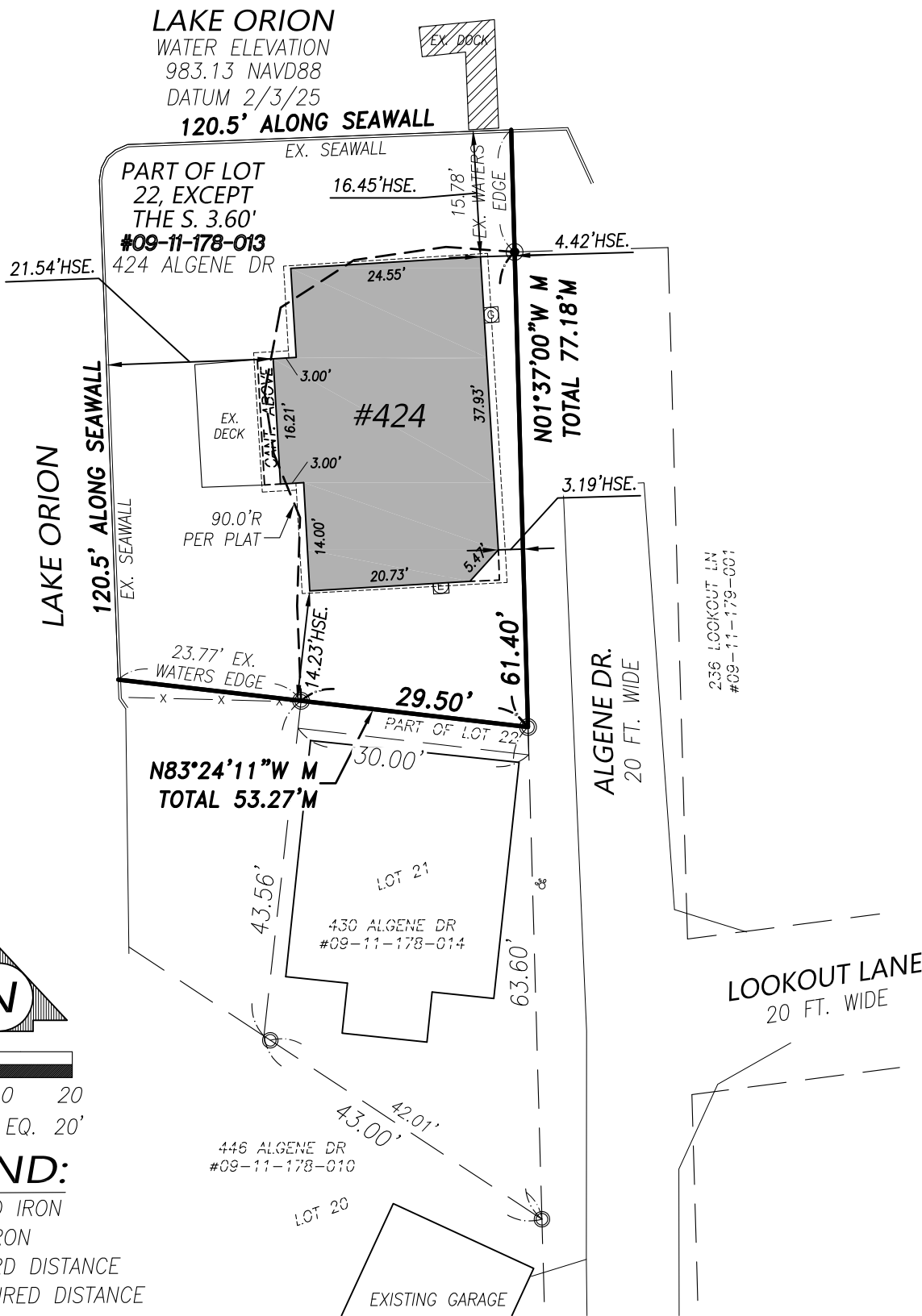
Tax Parcel No: 09-11-178-013

Commonly known as: 424 Algene St., Lake Orion, MI 48362



CERTIFICATE OF SURVEY

LOT 22, EXCEPT THE SOUTHERLY 3.6 FEET OF "RECREATION HEIGHTS" PART OF N.1/2 SECTION 11, T.4N., R.10E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.10 OF PLATS, P.47, O.C.R.



0 10 20
SCALE: 1" EQ. 20'

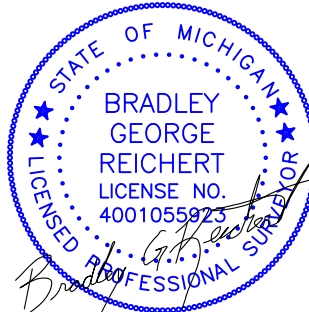
LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON FEBRUARY 3, 2025 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: MICHIGAN SOUTH ZONE STATE PLANE COORDINATE SYSTEM (SPCS)

PREPARED FOR:
GREWAL COMMERCIAL, LLC
2050 SOUTH BLVD. SUITE 960
BLOOMFIELD HILLS, MI 48303
(248) 931-8615



SHEET: 1 OF 2 BRADLEY GEORGE REICHERT P.S. #4001055923

Scale: 1"=20'
Date: 2/11/25
Job No. 25-010
Drawn: B.G.R.



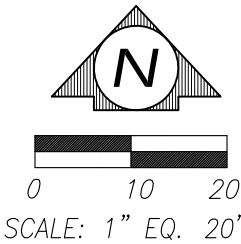
REICHERT
SURVEYING INC.

P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date: Rev. By:

ZONING INFORMATION

LOT 22, EXCEPT THE SOUTHERLY 3.6 FEET OF "RECREATION HEIGHTS" PART OF N.1/2 SECTION 11, T.4N., R.10E., VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.10 OF PLATS, P.47, O.C.R.



LAKE ORION
WATER ELEVATION
983.13 NAVD88
DATUM 2/3/25

Area Table	
Parcel #	Area
LOT AREA TO WATERS EDGE	3,872.91S.F.
ORIGINAL LOT AREA	1,771.05S.F.
HOUSE OVERHANG AREA	1,203.76S.F.
EX. HOUSE	1,066.89S.F.
EX. DECK	129.95S.F.



RL: DISTRICT REGULATIONS

MIN. LOT WIDTH 60 FT.²
MIN. LOT AREA 7,200 S.F.²
MAX. BUILDING HEIGHT 30 FT.

MINIMUM SETBACKS
FRONT (STREET) 25 FT.
FRONT (WATER) 25 FT.
SIDE 5 FT.
REAR 25 FT.

MAX. LOT COVERAGE 40%
MINIMUM FLOOR AREA 900 S.F.
2. SEE SECTION 4.03(C)(2), BELOW, FOR EXCEPTIONS TO THESE STANDARDS.
3. SEE SECTION 13.11(C)(2) FOR EXCEPTIONS TO THESE STANDARDS.

C. EXCEPTIONS TO THE DIMENSIONAL STANDARDS

2. IN THE CASE OF LOTS LOCATED IN AN EXISTING PLATTED SUBDIVISION, THE PLANNING COMMISSION MAY RECOMMEND AND VILLAGE COUNCIL MAY APPROVE THE CREATION OF NEW LOTS THAT ARE LESS THAN THE MINIMUM WIDTH AND AREA REQUIREMENTS OF THE RL DISTRICT IF THE PROPOSED LOTS ARE CONSISTENT WITH THE WIDTH AND AREA OF THE UNDERLYING PLATTED LOTS, SUBJECT TO THE FOLLOWING REQUIREMENTS:
A. NO LOT SHALL BE CREATED WITH A WIDTH OF LESS THAN 40 FEET AND AN AREA OF LESS THAN 4,000 SQUARE FEET IN THE RL DISTRICT.
B. LOTS CREATED UNDER THIS OPTION SHALL BE SUBJECT TO ALL SETBACKS AND OTHER REQUIREMENTS OF THIS ORDINANCE EXCEPT FOR LOT AREA AND WIDTH, AS PROVIDED ABOVE.

LOT INFO #424

LOT TO WATERS EDGE 3,872.91
LOT AREA @ 40% MAX.
COVERAGE=1,549.16 S.F.

EXISTING COVERAGE:

EX. HOUSE
1,066.89 S.F./3,872.91 S.F.=
.2755 OR 27.55%

EXISTING BUILDING & DECK COVERAGE:

EX. HOUSE AND EX. DECK
1,196.85 S.F./3,872.91 S.F.=
.3090 OR 30.90%

EXISTING BUILDING OVERHANG
& DECK COVERAGE:

EX. HOUSE AND EX. DECK
1,333.72 S.F./3,872.91 S.F.=
.3444 OR 34.44%

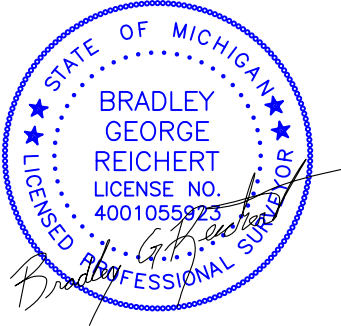
PREPARED FOR:
GREWAL COMMERCIAL, LLC
2050 SOUTH BLVD. SUITE 960
BLOOMFIELD HILLS, MI 48303
(248) 931-8615

SHEET: 2 OF 2 BRADLEY GEORGE REICHERT P.S. #4001055923

Scale: 1"=20'
Date: 2/11/25
Job No. 25-010
Drawn: B.G.R.



P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306



Date: Rev. By:

Project Narrative:

Applicants purchased the home located at 424 Algene Street, Lake Orion in July 2024 with the purpose of renovating to fully utilize the superior views of Lake Orion and making the home their primary lakehouse property. Applicants also own the adjacent property, located at 430 Algene Street. Renovations include but are not limited to adding windows on the lake side for all three floors of the home and replacing the existing roof to specifically allow for additional windows on the 3rd floor. The primary reason for the variance requests is two-fold: 1) for the existing deck on the 1st floor to remain as it was pre-existing at the time of the home purchase and 2) to have a deck/balcony, smaller in size than the existing 1st floor deck, on the 2nd and 3rd floors directly above the 1st floor deck. The requests for the decks are not out of line with what already exists in the surrounding neighborhood, as evidenced by the list of photos and property addresses of homes with multiple story decks provided along with this narrative. Additionally, like the surrounding homes with the decks, the proposed decks/balconies located at the rear of the home will not impair the health, safety, comfort or welfare of the residents of Lake Orion.

See Attached Examples of Existing Residents:



212 Brittain



200 Brittain



227 Lookout Lane

228 Lookout Lane





236 Algene



463 Algene and 467 Algene



471 Algene and 475 Algene



475 Algene



430 Algene



258 Lakeview Dr



231 Connor



**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-25-01 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 **424 Algene Street** (Parcel ID: OL-09-11-178-013). 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 proposes renovating and expanding an existing, non-conforming single-family house on an existing non-conforming lot. 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>Lake Front (West) Yard Setback:</u>	Required:	25.0 ft. minimum
	Existing:	11.41 ft.
	Proposed:	11.41
	Variance:	13.59 ft.
<u>Lake Front (North) Yard Setback:</u>	Required:	25.0 ft. minimum
	Existing:	16.45 ft.
	Proposed:	16.45 proposed
	Variance:	8.55 ft.
<u>Street Front (East) Yard Setback:</u>	Required:	25.0 ft. minimum
	Existing:	3.19 ft.
	Proposed:	3.19 ft.
	Variance:	21.81 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