

Jon and Tracey Hurford

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April 6, 2026

Board of Zoning Appeals  
21 E Church St  
Lake Orion, MI 48362

Dear Members of the Board,

We are writing to formally request a setback variance from the dimensional zoning requirement for our property located at 471 Algene in Lake Orion. The property requires significant modifications to accommodate our full-time, permanent residence and the narrow lot, steep slope, and proximity to neighbors drives a modification to the existing deck to provide adequate living space.

We are proposing a modification to the existing structure, particularly the existing deck, which currently sits inside setback requirements on the lake side. We will not be expanding the current footprint of the existing deck size, rather, we are modifying it per the plans we are providing to you for review for better year-round use.

The cottage is modest in size, and to transform it into a suitable full-time residence, modifications are necessary. The variance we are requesting is essential to make the property a viable and safe living space while also maintaining the character and charm of the area.

We assure you that the proposed changes will be executed with the utmost respect for the surrounding environment and community aesthetics. We are committed to following all other applicable guidelines and ensuring that the construction enhances the neighborhood's overall appeal.

Thank you for considering this request. We are excited to make this our permanent home and are very hopeful for a positive response. We are willing to provide any additional information or meet with the board at any time to discuss this matter further.

Sincerely,

[REDACTED]



Current structure (deck) to be modified to four-season room utilizing existing space occupied by deck.