



Village of Lake Orion

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BOARD OF ZONING APPEALS – APPLICATION FOR VARIANCE OR REVIEW

PROPERTY INFORMATION

Site Address: 471 Algene Parcel ID #: _____

Parcel Size (Sq.Ft.): 6,304 sq. ft. Zoning District: RL

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

OWNER INFORMATION

Property Owner Name: Tracey & Jon Hurford Address: (current) 1728 John Paul Ct. Oxford MI 48371

Property Owner Phone #: [REDACTED] E-Mail: [REDACTED]

APPLICANT INFORMATION (If applicant is NOT property owner)

Applicant Name: _____ Address: _____

Applicant Phone #: _____ E-Mail: _____

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

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 #	Section 4.03	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
		Front setback (lake)	18 feet	25 feet	5.833 feet	19.17 feet

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.

~~Original home built in 1940 is approximately 650 sq. ft. The intention is to renovate the property~~
minimally to transform it into a permanent retirement home. We will make use of the existing footprint, modifying it to create a more functional, enjoyable, full time living space. Existing raised deck structure is in need of updating and cannot be accessed safely from the home. The existing steep slope drives a street-side location for bedroom/bath being proposed.

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

We started our family in Lake Orion and have always wanted to live on the lake and within the community again. The current state/design of the home is not conducive to full time use. We have every intention of respecting the history of the property, the neighbors and the area. Part of the allure was the original home, which we will preserve as much as possible.

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.

~~Proposed plan makes use of existing footprint of the raised deck(12ft deep), not expanding,~~
but modifying in order to create a more functional year-round use. Twelve feet is the minimal size for sitting/dining area. The plan enhances privacy for all neighbors, as well as improving the home visually.

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.

~~While not peculiar, the existing structure is already present (foot print will not change). We~~
are requesting a smaller variance than that present in surrounding properties. With a narrow lot, steep slope, and close surrounding homes, proposed plan maximizes use of existing structure size.

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 construction date of the existing deck structure is unknown. We are assuming it was built prior to the current ordinance. The revised site plan seeks to maintain the existing square footage, while modernizing for full time use. Based on existing placement of home, only option for adding additional living space is on lake side of the home and therefore, not self-created.~~

