



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: 694 Victoria Island Parcel ID #: _____

Parcel Size (Sq.Ft.): 9260 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: Kevin Reiner Address: _____

Property Owner Phone #: _____ E-Mail: _____

APPLICANT INFORMATION (If applicant is NOT property owner)

Applicant Name: Ed Sabol Address: _____

Applicant Phone #: _____ E-Mail: _____

Applicant is: (i.e. contractor or business owner or architect, etc.) Builder - Island Pointe Building Inc.

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
	Rear Setback	39 Feet 4 Inch	25 Feet	14'- 7"	10 Feet 5 Inches

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 distance from rear property line to waters edge is 62'-11". If you deduct the Lakefront and "Street" setbacks (50 feet) the remaining space is 12'-11" which is too narrow for a modest home addition.

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

Granting the variance will maximize the neighboring waterfront site lines, while preserving ample space behind the structure for utility maintenance. It's the intention of the property owner to preserve as many mature trees as possible while maintaining neighboring views.

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.

The proposed structure is 18'-8" in depth. The proposed improvements are far from extravagant, yet will provide enough space for additional family sleeping quarters. The improvements do not crowd any of the neighboring properties and are well within the lot coverage allowance at 34.18%

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 property zoned RL is in a unique spot where property owners are asked to conform to an RL zoning. RL assumes a street on one side of the parcel and waterfront on the other. Although Victoria Island does have some platted streets, none of them abut this parcel. The property more resembles an RV designation, where a detached garage can be located feet from the rear property line. These circumstances are very unique to the property and hope the BZA will extend some special consideration.

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 existing home is 938 square feet, making it the smallest home on Victoria Island. Although the desire to add space to the existing home is entirely self created, we feel the need for the variance is due to the specific circumstances that pertain to the parcel and not the small proposed improvement.

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.

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

Signature of Property Owner _____

Date: 10/7/25

Signature of Applicant: _____

Date: 10/7/25

073877 Liber 58/21 Page 111 thru 112
7/10/2023 10:52:45 AM Receipt #000055749
\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$2,064.00 Transfer Tax
PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

OAKLAND COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by state or any individual against the within description and all TAXES on the same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated
Reviewed By: mb 7/7/2023 Not Examined
Sec. 135, Act 206, 1893 as amended
ROBERT WITTENBERG, County Treasurer
Special Assessment

STATE OF MICHIGAN
Oakland
7/10/2023
000055749



REAL ESTATE TRANSFER TAX
\$264.00 :00
\$1,800.00 :87
1384734

WARRANTY DEED

Grantor(s): Mary Jane Leslie aka Jane Leslie, [REDACTED]

Conveys and warrants to Grantee(s): Kevin Reiner, [REDACTED]

Land situated in the Township of Orion, County of Oakland, State of Michigan described as follows:

Southwesterly 18 feet of Lot 2 and all of Lot 3, Block 6, Orion Improvement Company's Subdivision NO. 1, as recorded in Liber 4, Page 19 of Plats, Oakland County Records.
Also all of vacated Border Ave adjacent to same.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Commonly known as: 694 Victoria Island, Lake Orion, MI 48362

Tax Parcel No.: OL-09-03-481-009

For the full consideration of: Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00) Subject to existing building and use restrictions and easements and rights of way of record.

Effective Date: 6/23/2023

Drafted by: Mary Jane Leslie aka Jane Leslie, 694 Victoria Island Lake Orion, MI 48362
Return to: Premier Title Agency, LLC 15501 Metropolitan Parkway STE 106 Clinton Township, MI 48036

(Attached to and becoming a part of the Deed dated: 23rd day of June, 2023 by and between: Mary Jane Leslie aka Jane Leslie, as "Grantor" and Kevin Reiner, as "Grantee")



Mary Jane Leslie aka Jane Leslie

State of Michigan }

County of Oakland SS }

The foregoing instrument was acknowledged before me this 23rd day of June, 2023, by Mary Jane Leslie aka Jane Leslie .

M. T. Zalucki
Notary Public, Macomb County MI
My commission expires 8/31/28
Acting in the County of Oakland

M. T. ZALUCKI
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES 08/31/2028



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SIGNATURE FORM

Village Planning & Zoning Applications require a physical signature of the Property Owner authorizing the proposed changes; if the Applicant is different than the Property Owner (e.g., Contractor, Architect, Engineer), a physical signature is also required from the authorized agent.

By signing below, you acknowledge all of the following:

- 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, if necessary.

Printed Name of Property Owner: KEVIN BEYNER

Signature of Property Owner: _____

Date: 10/7/25

If the Applicant is different than the Property Owner, the following is also required:

Printed Name of Applicant / Contractor: Ed Sabl

Signature of Applicant / Contractor: _____

Date: 10/7/25

October 7, 2025

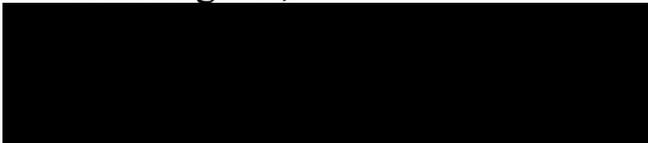
To whom it may concern:

I am working with Kevin Reiner at 694 Victoria Island in efforts to expand the existing dwelling. The property is located in the RL zoning district on the West side of Victoria Island and only accessible by boat. Although there are roads that exist as trails on the island, none of them abut the property.

The proposed setback in question is the rear property line opposite the lake front. In most RL properties this would be the street setback. The placement of the addition is such that, as many mature trees on the property could be preserved while providing ample space for future improvement and maintenance of existing utilities.

Your consideration of the proposed setbacks is sincerely appreciated.

Best Regards,

A large black rectangular redaction box covering the signature area.

Edward Sabol

A black rectangular redaction box covering contact information.