

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:

Strict compliance with the current restrictions would prevent me from using the property for a permitted and practical purpose. The limitations on placement and setback leave no feasible location on the lot where a standby generator, an increasingly essential safety and reliability feature, can be installed without violating at least one of the requirements. The property's layout, existing structures, and utility connections create conditions where adhering to each restriction does not meet the safety standards set forth by the electrical code and manufacturer's required clearances for safe operation. The property's layout, existing structures, and utility connections create conditions where adhering to every restriction becomes unnecessarily burdensome. In particular, the only technically viable and safe installation area falls within the setback boundaries. This is not due to preference, but due to the physical constraints of the property and the manufacturer's required clearances for safe operation.

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

Granting the variance will provide substantial justice as it will ensure that my property will continue to run efficiently during a power outage. The generator will ensure that loss of food storage or capability to heat/cool the home (as example) will not be compromised during a power outage to my home. Allowing the variance ensures that I can safely maintain power during outages—an increasingly essential need—without creating any negative impact on neighboring properties.

In addition, granting the variance supports the broader interests of the community. A properly installed standby generator enhances safety, reduces strain on emergency services during outages, and helps maintain stability in the neighborhood.

Whole-home generators are common in our area, and several nearby properties have been permitted to install them in comparable locations. Approving this request simply maintains fairness and consistency in how the ordinance is applied.

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 requested variance represents the smallest deviation from the zoning ordinance necessary to allow installation of a whole-house generator in a safe and code-compliant location. Due to the property's layout and required clearances from windows, doors, utilities, and other structures, no fully compliant placement exists. The proposed location minimizes visual impact on 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 need for this variance arises from unique physical circumstances specific to this property, including the placement of existing utilities, required clearances from windows vents, openings and mechanical equipment, and the limited available yard area. These conditions leave no fully compliant location for a whole-home generator.

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 need for this variance is not self-created. The hardship arises solely from the property's existing physical conditions—including the placement of utilities, required safety clearances, and the home's proximity to the lot lines—which leaves no fully compliant location for a whole-home generator. These conditions existed prior to my ownership and were not caused by any actions of me or any predecessors. The difficulty results from strict application of the zoning ordinance, not from any voluntary act by me the homeowner.

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

Granting this variance will not impair the public health, safety, comfort, or welfare of the residents of Lake Orion. The generator will be installed in full compliance with all building, electrical, and mechanical safety codes. The proposed location is adjacent to existing mechanical equipment and will be screened to reduce visibility. Currently there is 6' retaining wall at the road and the generator would not be seen from the road due to the home being significantly below grade. The generator enhances household safety during power outages and does not create any hazards, nuisances, or adverse effects on neighboring properties. Therefore, the variance poses no risk to the community and is consistent with the public interest.

#### **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.)*

The unnecessary hardship arises from the property's unique physical constraints, not from any action of me the applicant. Strict enforcement of the ordinance would prevent the installation of essential emergency equipment, while granting the variance will not harm the public or alter the character of the neighborhood. The variance requested is the minimum needed to provide reasonable use of the property.

**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.)*

This is not an appeal.