



AGENDA

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, March 06, 2025

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

Each person wishing to address the BZA shall be afforded an opportunity to do so. Anyone that would like to make a public comment must first sign the "Sign In" sheet located near the main entrance door. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair. Members of the public shall be allowed a maximum of three (3) minutes for each person wishing to make a public comment.

1. Call to Order

2. Roll Call and Determination of Quorum

3. Approval of Agenda

4. First Hearing of the Public (*for items not scheduled for a public hearing*)

5. Approval of Minutes

A. Approval of BZA Special Meeting Minutes of December 12, 2024

6. BZA Preface

7. Public Hearing

A. Public Hearing: A-25-01 (424 Algene) Dimensional Variance Request

B. Public Hearing: A-25-02 (635 Central) Dimensional Variance Request

8. Unfinished Business

9. Action Items

A. A-25-01 (424 Algene) Dimensional Variance Request

B. A-25-02 (635 Central) Dimensional Variance Request

C. Board of Zoning Appeals Annual Training

10. Second Hearing of the Public (*for items not scheduled for a public hearing*)

11. Board Member Comments

12. Next Regular Meeting - April 3, 2025

13. Adjournment



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: Approval of BZA Special Meeting Minutes of December 12, 2024

RECOMMENDED MOTION:

To approve December 12, 2024, Special Meeting Minutes of Board of Zoning Appeals, as presented.



MINUTES

SPECIAL MEETING OF THE BOARD OF ZONING APPEALS

Thursday, December 12, 2024

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The Thursday, December 12, 2024 Special Meeting of the Lake Orion Board of Zoning Appeals was called to order by Chairperson Mathisen at 6:30 p.m.

2. Roll Call and Determination of Quorum

PRESENT

- Chairperson Brad Mathisen
- Vice Chairperson Raymond Putz
- Secretary Brenton Bailo
- Board Member Mary Chayka-Crawford
- Board Member Henry Lorant

ABSENT

None

STAFF PRESENT

- Village Planning and Zoning Coordinator Gage Belko
- Recording Secretary Danielle Smith

3. Approval of Agenda

Board Member Chayka-Crawford moved, Board Member Lorant seconded, to approve the December 12, 2024 Special Meeting Agenda of the Board of Zoning Appeals, as presented.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford, Bailo
- NAYS:** None
- ABSENT:** None
- MOTION:** Carried

4. First Hearing of the Public – Public Comment on Non – Agenda Items Only

None.

5. Approval of Minutes

A. Approval of BZA Minutes – October 3, 2024

Board Member Chayka-Crawford moved, Board Member Lorant seconded, to approve the October 3, 2024 regular meeting minutes of the Board of Zoning Appeals, as presented.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford, Bailo
- NAYS:** None
- ABSENT:** None
- MOTION:** Carried

6. BZA Preface

There being no cases or amendments to the agenda, Chairperson Mathisen did not review the meeting procedures.

7. Public Hearing

None.

8. New Business

A. Adopt the 2025 Board of Zoning Appeals Meeting Schedule

Pursuant to the Open Meetings Act, public bodies are required to adopt and publish a schedule of their meetings prior to the start of each year. Currently the BZA meets on the first Thursday of each month at 6:30 p.m., unless otherwise designated in its meeting schedule.

Board Member Chayka-Crawford moved, Board Member Lorant seconded, to adopt the 2025 Board of Zoning Appeals meeting schedule.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford, Bailo
- NAYS:** None
- ABSENT:** None
- MOTION:** Carried

9. Unfinished Business

None.

10. Second Hearing of the Public – Public Comment on Non-Agenda Items Only

None.

11. Board Member Comments

Board Member Lorant wished everyone a Merry Christmas and thanked everyone for their hard work. Board Members Chayka-Crawford and Bailo echoed Board Member Lorant’s sentiments.

Chairperson Mathisen thanked Planner Belko for the updated zoning ordinance and asked if there were any training sessions scheduled for next year. Planner Belko stated that no training sessions were currently scheduled, but he would be happy to take comments and/or recommendations.

Chairperson Mathisen inquired as to whether there were any cases scheduled to come before the board at next month’s meeting. Planner Belko said there may be, but the applicant would need to apply first.

Chairperson Mathisen wished everyone a Merry Christmas.

Board Member Putz stated that he thought the training last year was excellent.

12. Next Regular Meeting – January 9, 2025

13. Adjournment

Board Member Lorant moved, Chairperson Mathisen seconded, to adjourn the meeting at 6:36 p.m.

- AYES:** Mathisen, Putz, Lorant, Chayka-Crawford, Bailo
- NAYS:** None
- ABSENT:** None
- MOTION:** Carried

Dr. Brenton Bailo
Secretary

Sonja Stout
Village Clerk/Treasurer

Danielle Smith
Recording Secretary

Date Approved: March 6, 2025



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: Public Hearing: A-25-01 (424 Algene) Dimensional Variance Request

BACKGROUND BRIEF: Proposal to renovate and expand an existing, nonconforming, single-family structure at 424 Algene. An existing deck projects into the waterfront setback and was built without permits, likely by a different owner. When applying for zoning compliance for renovations to the existing home, the applicant was told that renovations would need to stay entirely within the footprint of the existing principal structure and that the unpermitted deck would need to be removed.

Section 17.05 of the Zoning Ordinance permits renovations to nonconforming structures provided the cost of the renovations do not exceed 50% of the True Cash Value of the property and do not have the effect of expanding the existing nonconformities.

The applicant maintained their desire to expand the nonconforming structure, which requires variances for not only the expanded portion of the home, but the entire structure. To renovate the home as proposed, 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 feet 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

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

1. To **open** the public hearing for the requested dimensional variances for Item A-25-01.
2. To **close** the public hearing for the requested dimensional variances for Item A-25-01.



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: Public Hearing: A-25-02 (635 Central) Dimensional Variance Request

BACKGROUND BRIEF: The applicant was granted a zoning permit (Z-23-048) to renovate an existing single-family structure, with the condition that certain improvements – namely, a proposed nonconforming deck extension and a new balcony – be removed/reduced so as not to violate the Zoning Ordinance. Section 17.05 of the Zoning Ordinance permits renovations to nonconforming structures provided the cost of the renovations do not exceed 50% of the True Cash Value of the property and do not have the effect of expanding the existing nonconformities. The nonconforming deck on the west side was permitted to be renovated provided its nonconformity is not enlarged.

The applicant took willful action in violating the condition of the zoning permit and made improvements to the property that expanded the nonconforming deck on the west and introduced a new nonconforming balcony on the east. A Stop Work order was placed and the applicant was ordered to either remove the unpermitted improvements or apply for and obtain variances to allow the improvements to remain.

As such, the applicant is requesting two (2) variances from the Zoning Ordinance:

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

<u>Side Yard (West) Setback:</u>	Required:	<u>5.0 ft. minimum</u>
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.
<u>Side Yard (East) Setback:</u>	Required:	<u>5.0 ft. minimum</u>
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 ft.

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

1. To **open** the public hearing for the requested dimensional variances for Item A-25-02.
2. To **close** the public hearing for the requested dimensional variances for Item A-25-02.



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: A-25-01 (424 Algene) Dimensional Variance Request

BACKGROUND BRIEF: Proposal to renovate and expand an existing, nonconforming, single-family structure at 424 Algene. An existing deck projects into the waterfront setback and was built without permits, likely by a different owner. When applying for zoning compliance for renovations to the existing home, the applicant was told that renovations would need to stay entirely within the footprint of the existing principal structure and that the unpermitted deck would need to be removed.

Section 17.05 of the Zoning Ordinance permits renovations to nonconforming structures provided the cost of the renovations do not exceed 50% of the True Cash Value of the property and do not have the effect of expanding the existing nonconformities.

The applicant maintained their desire to expand the nonconforming structure, which requires variances for not only the expanded portion of the home, but the entire structure. To renovate the home as proposed, 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 feet 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

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

1. To **deny** the requested variance of 13.59 feet from the west waterfront setback requirement for the property located at 424 Algene, Parcel 09-11-178-013.
2. To **deny** the requested variance of 8.55 feet from the north street front setback requirement for the property located at 424 Algene, Parcel 09-11-178-013.

3. To **deny** the requested variance of 21.81 feet from the east waterfront setback requirement for the property located at 424 Algene, Parcel 09-11-178-013.
4. To **direct** the applicant to provide the estimated cost of renovations to the Planning Department to determine compliance with Section 17.05(l)(2) for the property located at 424 Algene, Parcel 09-11-178-013

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
 ☎ 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 difficulty 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

TO BE COMPLETED BY VILLAGE STAFF - Date Received:

Fee:

Receipt #:

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.)

Horizontal lines for text entry.

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.)

Horizontal lines for text entry.

ADDITIONAL INFORMATION AND REQUIREMENTS

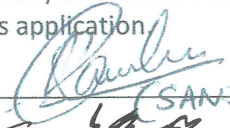
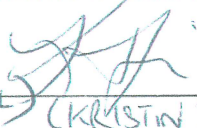
Section 19.04(F) identifies all information required for a complete application.


**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)  (KRISTIN DEBRUIN) Date: 02/06/25

Signature of Applicant:  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

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.

- _____ 1) A completed application signed by the property owner.
- _____ 2) Proof of ownership.
- _____ 3) Property owner authorization for an applicant to act on their behalf.
- _____ 4) Project Narrative – *A letter to the BZA explaining the variance or review request.*
- _____ 5) Land Survey – *A survey prepared by a professional surveyor.*
- _____ 6) Site Plan – *A set of plans to scale which include all property lines with dimensions, setbacks, existing and proposed structures.*
- _____ 7) Architectural plans and elevations – *A set of drawings illustrating the details of any proposed structures.*
- _____ 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.*
- _____ 9) Payment of fees.

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- 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.
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- 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:  (SANJEELY KAUL)  (KRISTIN DEBRUIN) Date: 02/06/25

Signature of Applicant: _____ Date: _____

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
7/5/2024 12:29:37 PM Rece
\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$7,873.30 Transfer Tax

Section 9, Item A.

PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN
Oakland
7/5/2024
000165886



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

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**

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the following described premises: **See attached Exhibit A.**

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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.



Dated: June 28, 2024

Signed and Sealed:

Carl F Slomczenski

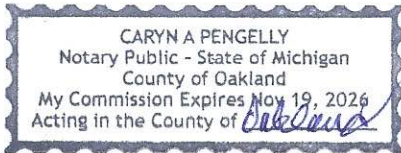
Carl F Slomczenski

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.

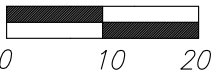
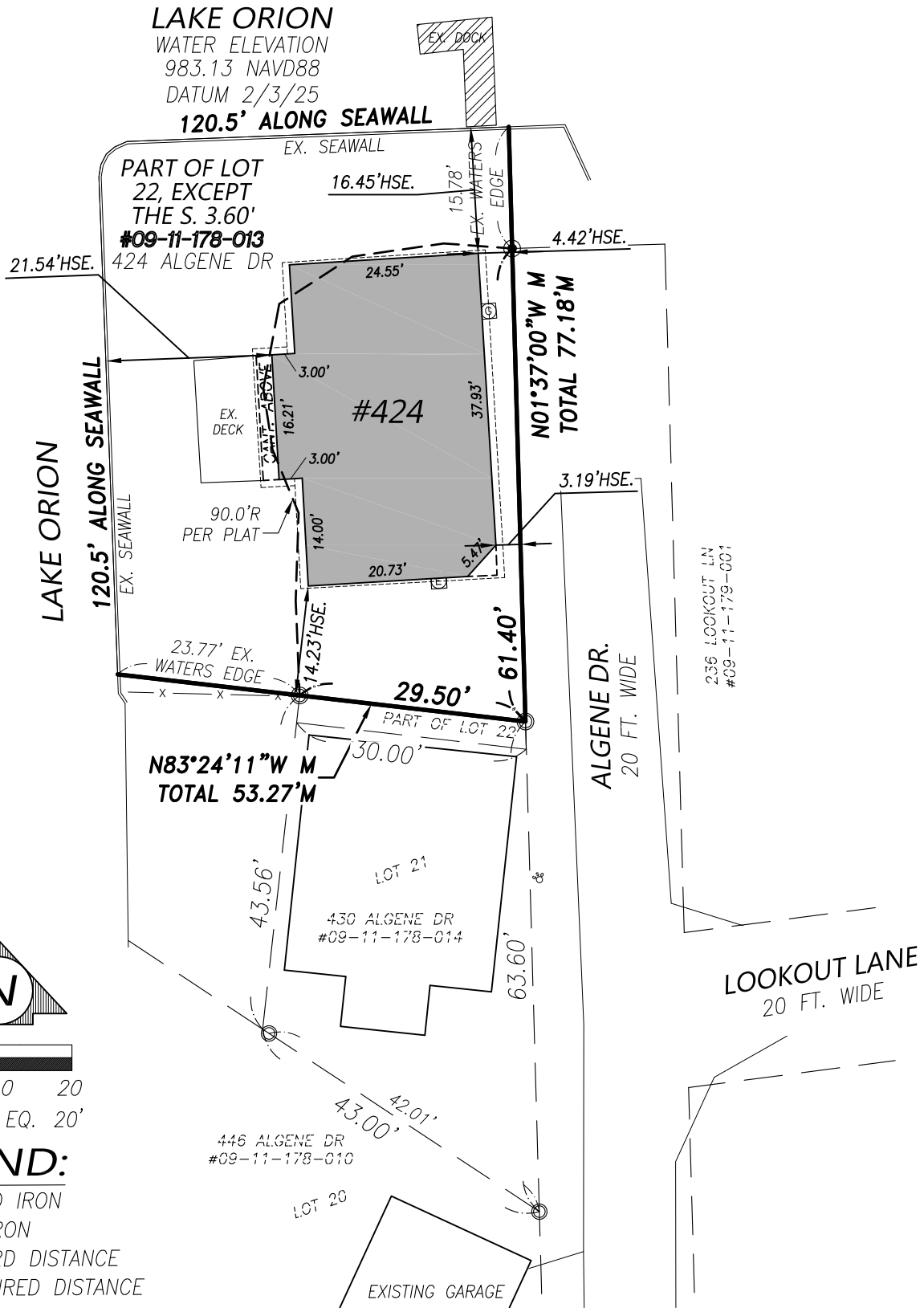
Tax Parcel No: 09-11-178-013

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.



SCALE: 1" EQ. 20'

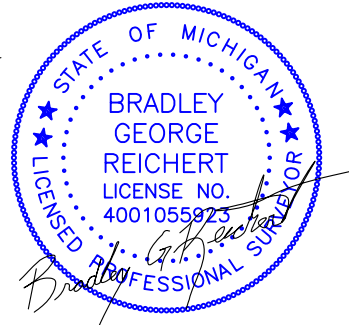
LEGEND:

- ⊙ 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.

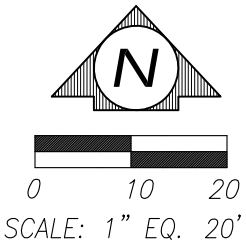


P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

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.

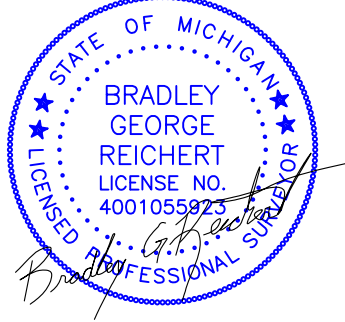
LOT INFO #424

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



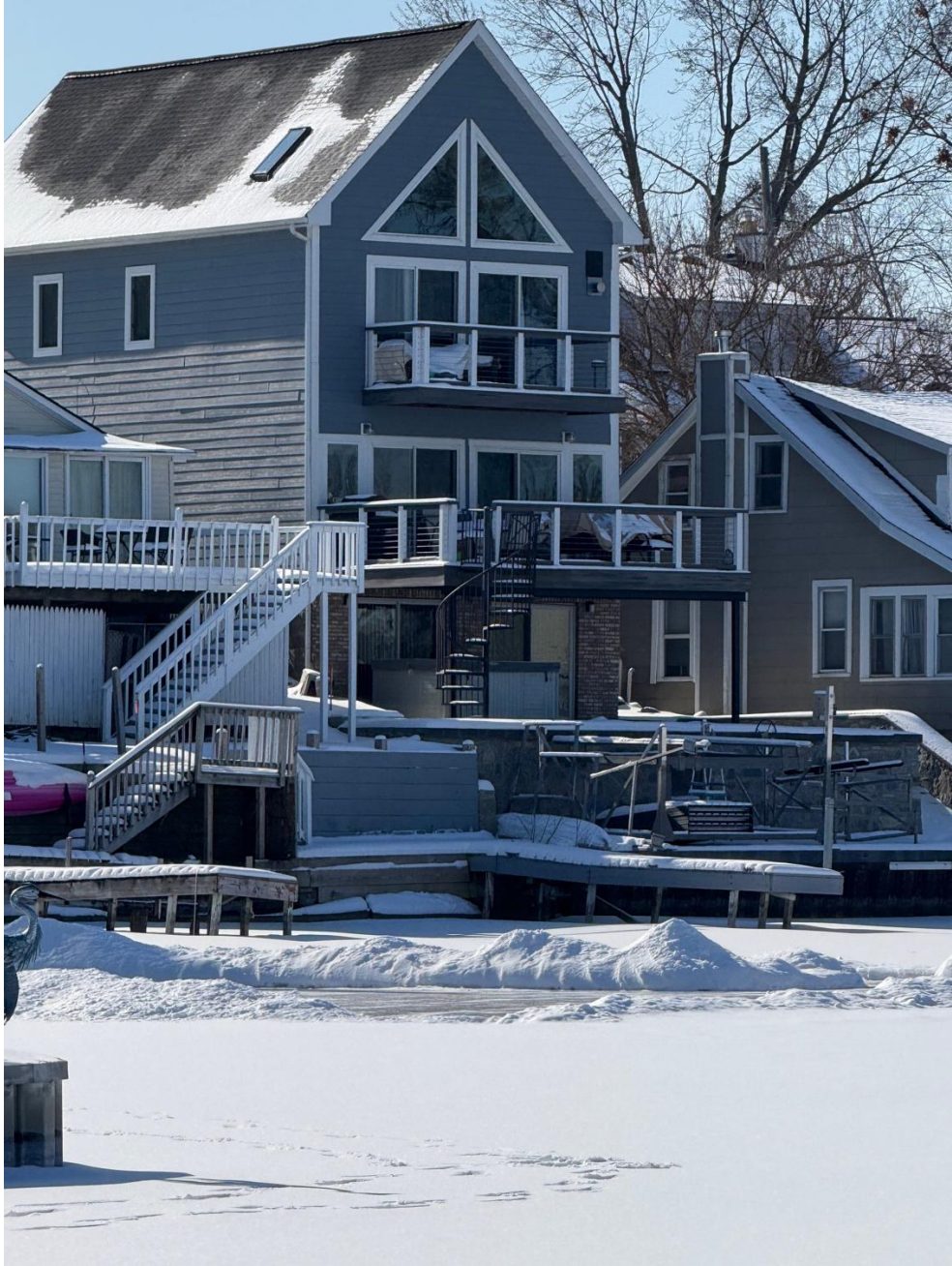
471 Algene and 475 Algene



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



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: A-25-02 (635 Central) Dimensional Variance Request

BACKGROUND BRIEF: The applicant was granted a zoning permit (Z-23-048) to renovate an existing single-family structure, with the condition that certain improvements – namely, a proposed nonconforming deck extension and a new balcony – be removed/reduced so as not to violate the Zoning Ordinance. Section 17.05 of the Zoning Ordinance permits renovations to nonconforming structures provided the cost of the renovations do not exceed 50% of the True Cash Value of the property and do not have the effect of expanding the existing nonconformities. The nonconforming deck on the west side was permitted to be renovated provided its nonconformity is not enlarged.

The applicant took willful action in violating the condition of the zoning permit and made improvements to the property that expanded the nonconforming deck on the west and introduced a new nonconforming balcony on the east. A Stop Work order was placed and the applicant was ordered to either remove the unpermitted improvements or apply for and obtain variances to allow the improvements to remain.

As such, the applicant is requesting two (2) variances from the Zoning Ordinance:

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

Side Yard (West) Setback:	Required:	5.0 ft. minimum
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.
Side Yard (East) Setback:	Required:	5.0 ft. minimum
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 ft.

The Board may grant dimensional variances upon finding evidence of a practical difficulty.

RECOMMENDED MOTION(s):

1. To **deny** the requested variance of 2.7 feet from the west side yard setback requirement for the property located at 635 Central, Parcel 09-03-435-008.
2. To **deny** the requested variance of 3.9 feet from the east side yard setback requirement for the property located at 635 Central, Parcel 09-03-435-008.

3. To **direct** the applicant to cause for the removal of the noncompliant improvements within 21 days of this meeting held on March 3, 2025 and maintain compliance with all approved plans, permits, and conditions.

MCKENNA

February 21, 2025

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

Subject : A-25-02 : 635 Central Drive Variance Request
Parcel: OL-09-03-435-008

Board Members:

We have reviewed the above-referenced variance application submitted by Nick Christi (the “Applicant”) who have made renovations that expanded an existing, non-conforming accessory deck in the west side yard and introduced a new, non-conforming accessory balcony with support columns in the east side yard. The applicant was previously issued a Zoning Compliance Permit (Z-23-048) specifically stating such renovations could not take place and a Stop Work order was issued by Village Code Enforcement.

To allow the renovations to continue as proposed, the applicant is requesting the following variances from the Zoning Ordinance:

REQUEST

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

<u>Side Yard (West) Setback:</u>	Required:	<u>5.0 ft. minimum</u>
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.
<u>Side Yard (East) Setback:</u>	Required:	<u>5.0 ft. minimum</u>
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 ft.

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 difficulty 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. The property contained a nonconforming side yard stoop/deck for access to an exterior door, which was proposed to be modernized. Nonconforming structures are permitted to be renovated provided they do not increase the nonconformity nor cost more than 50% of the True Cash Value of the property. In approving the renovations for the home under permit Z-23-048, the stoop was allowed to be retained and renovated provided it was not enlarged. Compliance with the required side yard setbacks would not have prevented the owner from using the property for its permitted use, which was pre-existing.
- (b) **The variance will provide substantial justice to applicant as well as neighboring property owners.**
 Approval of the variances to the required setbacks would be in favor of the applicant by allowing them to maintain the non-permitted deck and balcony. It is unclear that approval of the variances would provide justice to nearby property owners, since the variances are a direct result of violating a zoning permit; when renovating, expanding, or building new, all property owners are required to comply with the Zoning Ordinance through obtaining a zoning permit. Substantial justice would be provided by upholding the intent of the single-family districts to preserve privacy, reduce crowding, and discouraging nonconforming structures or uses from continuing or being introduced.
- (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 requested setbacks are not the minimum possible, as the applicant was previously approved for renovations that followed the Ordinance. The applicant states that the plans for the deck and balcony are for the purpose of future wheelchair accessibility; however, we do not find evidence supporting this.
- (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.**
 The property is typical of lots in the general area and does not present unique circumstances necessitating the encroachments. The need for variances to retain the unpermitted deck and balcony on site is not due to any unique circumstances peculiar to the property.
- (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 need for the variance is entirely self-created as the project was previously approved without the expanded side yard encroachments; the applicant took affirmative action to violate the zoning permit and construct the noncompliance improvements.

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 for the proposed deck and balcony at 635 Central Drive, based on finding that:

- (1) Compliance with the ordinance standards for side setbacks would not prevent the owner from using the property for its permitted use.
- (2) Substantial justice would likely not be afforded to the neighboring property owners by allowing willful violation of a zoning permit to go unchanged; justice would be served by upholding the conditions of the permit and the general intent of the Zoning Ordinance.
- (3) The variances requested are not the minimum possible, as a previously approved design was in compliance with the Zoning Ordinance.
- (4) The property is consistent with lots in the general area and does not present unique circumstances necessitating the variances.
- (5) The need for the variances is entirely self-created as the improvements were completed in willful violation of the zoning permit that approved a compliant design.

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: Nick Christi, 635 Central Drive, Lake Orion 48362



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: 635 Central Dr. Parcel ID #: 09-03-435-008

Parcel Size (Sq.Ft.): 5376 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: Nick Christi Address: 635 Central Dr.

Property Owner Phone #: 248-762-8289 E-Mail: cools031@aol.com

APPLICANT INFORMATION (If applicant is NOT property owner)

Applicant Name: Nick Christi Address: 635 Central Dr.

Applicant Phone #: 248-762-8289 E-Mail: cools031@aol.com

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

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
	Side Setback West	2.9'	5'	2.9'	2.1'
	Side Setback East	1.5'	5'	1.5'	3.5'

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.

Residing in the community for over 48 years, its my intention to age in place. Accessibility is a strong concern to me as well as for the safety of my guests. Creating safe means of ingress and egress from all floors of the home is very important to me. The main floor of the home sits approximately 13.55 feet above the street and the 2nd floor 22.35' above the street. As a unique property sitting so far above the road, safety and emergency accessability were of great importance. We examined other options, however, without raising the existing home the improvements proposed were the least burdensom and invasive to the 1200 square feet of home on the property.

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

Granting the variances would facilitate accessability to all areas of the home and exterior spaces. Many of the neighboring property owners have remarked on the quality of the improvements and overall improvement to the neighborhood. Allowing the improvements to exist greatly help the owners as well as compliment an already beautiful neighborhood. None of the improvements encroach on any neighboring properties.

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.

With respect to the balcony, original footprint was scaled back on width and depth to provide the minimum size for potential future wheelchair access.

The west facing deck improvement also provides future wheelchair access and improved turning radius. None of improvements encroach on or hinder views of 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 home was constructed in 1935, the main material being cinder block. The home is also perched on top of high ground unique to one other home on the street directly to the East. Accessability to the home is difficult to say the least. It was my intention to preserve as much of the home as possible to reduce waste while providing a safe and accessable living space to age in place.

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.

We agree our request is partially self created. Many people may have opted to demolish the home however In order to maintain the existing floor space of a very modest sized dwelling and reduce waste and recources, the implemented plan was the best we could come up with in order to improve the overall safety and accessability of the home.

Please explain how: Granting the variance will not impair the public health, safety, comfort, or welfare of the inhabitants of Lake Orion.
Granting the variances will in no way impair the public health, safety, comfort or welfare of the inhabitants of Lake Orion.

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.)*

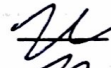








APPEALS OF ADMINISTRATIVE ORDERS, INTERPRETATIONS OF MAP OR ZONING ORDINANCE SECTIONS

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.**

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

Date: 2/6/2025

Signature of Applicant: 

Date: 2/6/2025

February, 6, 2025

To Whom It May Concern:

I have been a member of the Lake Orion community for 48 years. My family and myself operated a business here from 1977 – 2016. I purchased my current home almost 3 years ago with the intention of living out the rest of my life here.

I've spent the last year improving this home so that I could live here safely and comfortably. The home's appearance has been greatly improved and enhances the neighborhood. I've received countless compliments from people that live here and see the house daily.

I am now 71 and have had 17 knee surgeries. I'm asking for the variances so that my deck and balcony will be wheelchair accessible and also suitable for lift chairs and improved emergency access when the time comes.

The variances will make my home safer for myself, and for family and friends.

Thank you for your consideration.

Nick Christi

2023 SUMMER TAX STATEMENT * RETAIN FOR YOUR RECORDS

Section 9, Item B.

**CHARTER TOWNSHIP OF ORION
2023 SUMMER TAX STATEMENT**

Fiscal years covered by this statement
 Schools 07-1-2023 to 06-30-2024
 State 10-1-2023 to 09-30-2024
 County 10-1-2023 to 09-30-2024

PAYABLE JULY 1, 2023 - SEPT. 14, 2023

See reverse side regarding additional penalties and interest beginning Sept. 15, 2023.

**All payments must be received on or before
September 14, 2023 to avoid interest.**

U.S. POSTMARKS ARE NOT ACCEPTED

CHRISTI, NICHOLAS P

635 CENTRAL DR
LAKE ORION, MI 48362-2312

Property Address

635 CENTRAL DR
LAKE ORION, MI 48362-2312

02000 CORELOGIC TAX SERVICE
T4N, R10E, SEC 3 ORION SUMMER
HOME CO'S SUB LOT 115

**SEE REVERSE SIDE FOR
IMPORTANT INFORMATION**

Kimberly Urbanowski, Treasurer

248-391-0304 EXT. 8000

**MAIL TAX PAYMENTS TO:
CHARTER TOWNSHIP OF ORION
2323 JOSLYN RD
LAKE ORION MI 48360-1904**

CODE NO.	*P.R.E. TAX BASE	PARCEL I.D. NUMBER	Section 9, Item B.
	144,270	OL-09-03-435-008	63230
DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
100	0	144,270	164,200
TAX DESCRIPTION		BASE PER \$1,000	AMOUNT
LO SCHOOL DEBT		7.49100	1,080.72
LO SCHOOL OPERAT		18.00000	EXEMPT
STATE EDUCATION		6.00000	865.62
OAK ISD ALLOCATE		0.18810	27.13
OAK ISD VOTED		2.97770	429.59
OAK COMM COLLEGE		1.48910	214.83
OAKLAND COUNTY		3.96860	572.54
LO SINKING FUND		1.88620	272.12
TOTAL			
		Int/Penalty	Total Paid
	3,462.55		Balance Due
			3,462.55

**YOUR TAX BILL HAS BEEN SENT TO YOUR
LENDING INSTITUTION FOR PAYMENT.
THIS COPY IS FOR YOUR RECORDS.**

*P.R.E. = Principal Residence Exemption

2023 SUMMER TAX STATEMENT * RETAIN FOR YOUR RECORDS *

www.oriontownship.org

Charter Township of Orion
2323 Joslyn Rd
Lake Orion MI 48360-1904

PAYABLE JULY 1, 2023 - SEPT. 14, 2023

Partial Payments Accepted

Please make checks payable to:

CHARTER TOWNSHIP OF ORION



635 CENTRAL DR

PARCEL I.D. NUMBER

OL-09-03-435-008

TOTAL	Int/Penalty	Total Paid	Balance Due
3,462.55			3,462.55

*****AUTO**5-DIGIT 48359
CHRISTI, NICHOLAS P
635 CENTRAL DR
LAKE ORION, MI 48362-2312

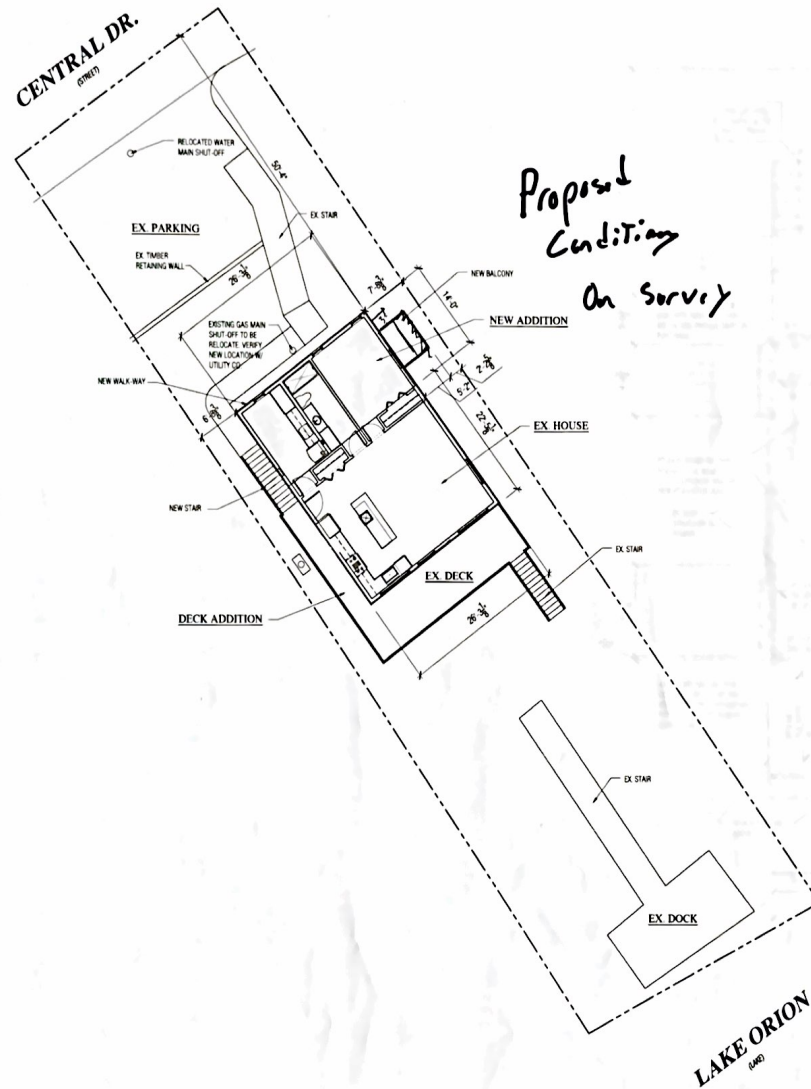


Charter Township of Orion
2323 Joslyn Road
Lake Orion MI 48360-1904

Christi Addition

635 Central Dr.
Lake Orion Village, MI 48362

Section 9, Item B.



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN
REAR YARD (LAKE) - 25 MIN
SIDE YARD - 5 (EA) SIDE
MAX HT.: 30 ft.
MAX LOT COVERAGE: 40%

CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE

sheet title
COVER / SITE PLAN

date

06.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

INDEX OF DRAWINGS			
DATE	SHEET #	SHEET TITLE	CURRENT DATE
09/18/2023	A-1	PROPOSED SITE PLAN	09/18/2023
	A-2	LOWER LEVEL / FOUNDATION PLANS	09/18/2023
	A-3	UPPER LEVEL FLOOR PLANS	09/18/2023
	A-4	UPPER LEVEL ELECTRICAL PLAN	09/18/2023
	A-5	ROOF PLANS	09/18/2023
	A-6	ELEVATIONS	09/18/2023
	A-7	ELEVATIONS	09/18/2023
	A-8	BUILDING SECTION 'A'	09/18/2023

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 897 SF

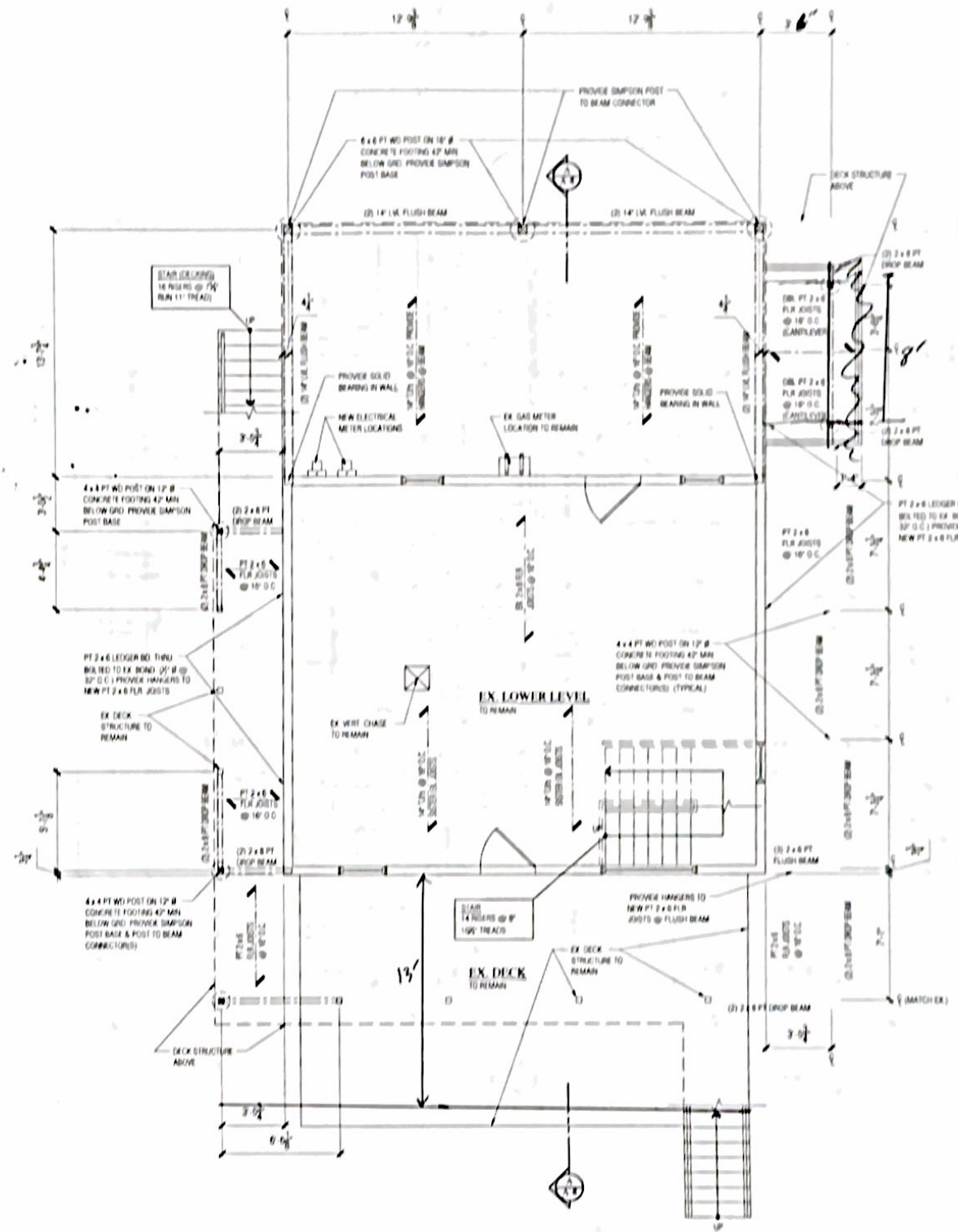
GROSS SQ. FOOTAGE	
EX MAIN UNIT	= 589 SF
EX UPPER UNIT	= 589 SF
EX TOTAL	= 1,178 SF
ADD UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

SITE PLAN
SCALE: 1" = 10'-0"
(NOT OFFICIAL SURVEY)

AMK DESIGNS
DESIGNER: [Name]
PROJECT: [Name]
DATE: [Date]
EMAIL: [Email]
PHONE: [Phone]



Section 9, Item B.



Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 20' MIN.
 REAR YARD (LAKE) - 20' MIN.
 SIDE YARD - 0' (EA.) SIDE
MAX. HT.: 30' ft.
MAX. LOT COVERAGE: 40%

CODE:
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

LOWER LEVEL / FOUNDATION PLAN

DATE	DESCRIPTION
05/22/2023	PRELIMINARY DESIGN
06/05/2023	REVISION 1
07/11/2023	CONSTRUCTION
07/31/2023	PERMIT (REV. CD 1)
09/18/2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 367 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 580 SF
EX. UPPER UNIT	= 580 SF
EX. TOTAL	= 1,160 SF
ADD. UPPER UNIT	= 368 SF
PROJ. TOTAL SQFT	= 1,528 SF

LOWER LEVEL / FOUNDATION PLAN



A-2



Project
Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

Zoning: RV (Residential Village)
 SETBACKS: FRONT YARD (STREET) - 25 MIN
 REAR YARD (LAKE) - 25 MIN
 SIDE YARD - 5 (EA) SIDE
 MAX HT.: 30 FT
 MAX LOT COVERAGE: 40%

CODE
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
 CODE 2015, MICHIGAN PLUMBING CODE 2015,
 MICHIGAN MECHANICAL CODE 2015 AND THE 2015
 NATIONAL ELECTRICAL CODE.

Sheet title
UPPER UNIT FLOOR PLANS

Date:

05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE

LOT SIZE	= 8,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 3,491 SF
PROPOSED COVERAGE	= 3,577 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 585 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,174 SF
ADD. UPPER UNIT	= 369 SF
PROP. TOTAL SQFT	= 1,543 SF

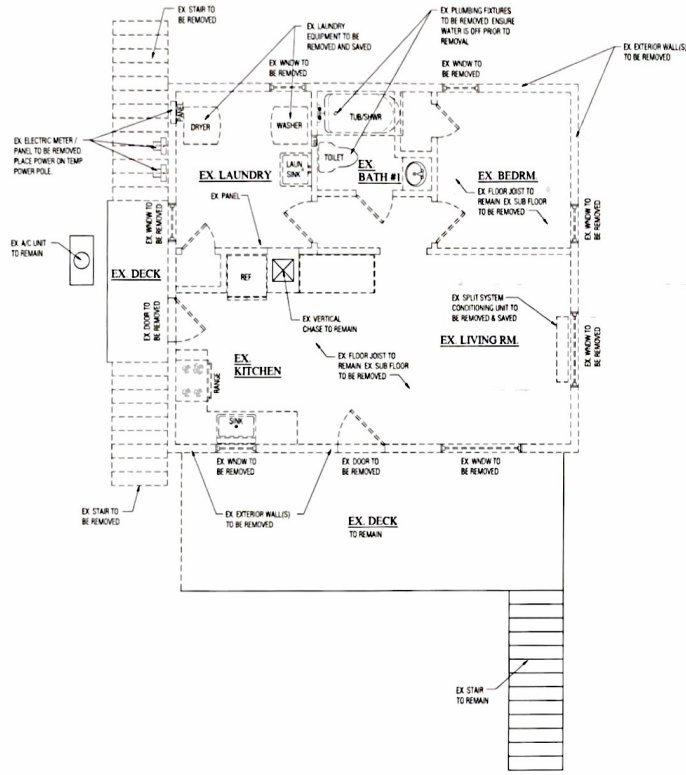
DEMOLITION NOTE
 EXISTING CONSTRUCTION
 TO BE REMOVED
 EXISTING CONSTRUCTION
 TO REMAIN

DEMOLITION NOTE
 PROVIDE TEMP. DUST PROTECTION &
 WEATHER PROOFING THRU-OUT ENTIRETY OF
 CONSTRUCTION. UTILITIES TO BE MAINTAINED
 SO THE LOWER UNIT IS OPERATIONAL
 THRU-OUT CONSTRUCTION.

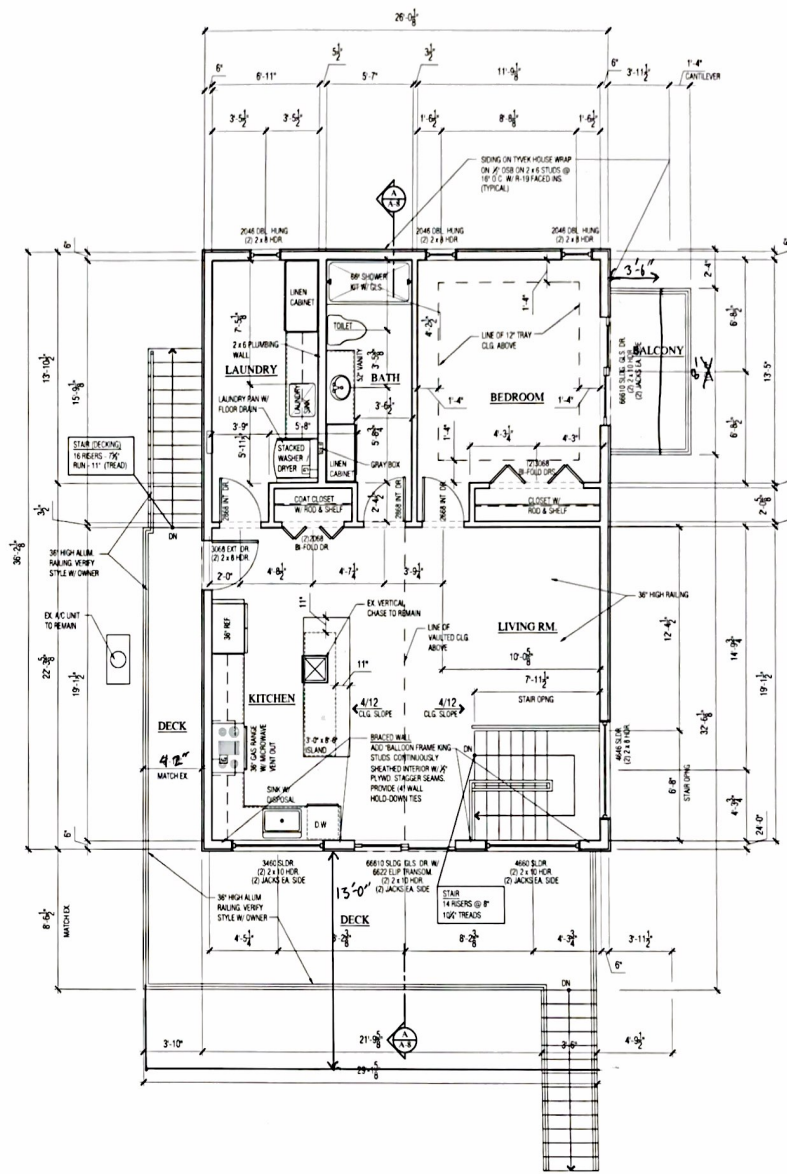
DEMOLITION NOTE
 PROVIDE TEMP. SHORING / BRACING
 THRU-OUT DEMO AND EXCAVATION AS REQ.
 TO ALL EX. STRUCTURE AND EXCAVATED EARTH.

DEMOLITION NOTE
 VERIFY ALL UTILITIES HAVE BEEN SHUT OFF OR
 DISCONNECTED PRIOR TO AND DEMO. EX.
 ELECTRICAL TO BE PUT ON TEMP. POWER POLE.

NOTE:
 ALL DIMENSIONS TO THE ROUGH



EXISTING / DEMO UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"



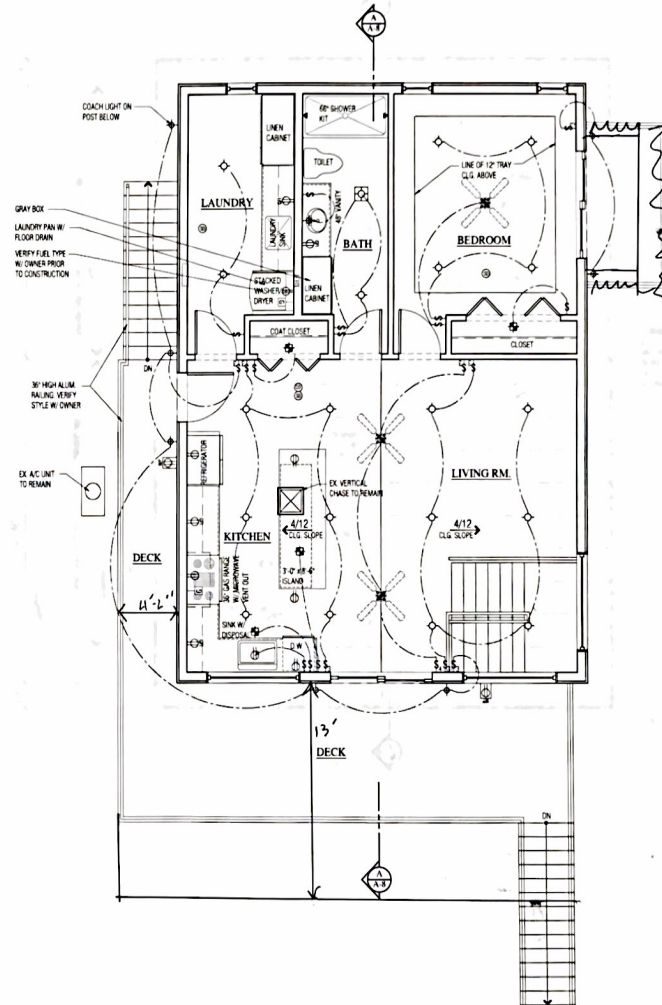
PROPOSED UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"

AMK DESIGNS LLC
 635 CENTRAL DR.
 LAKE ORION, MI 48362
 TEL: 248-770-8888
 FAX: 248-770-8888
 WWW.AMKDESIGNS.COM



LIGHTING FIXTURES	
	OUTDOOR WATERPROOF OUTLET
	WALL MOUNTED FIXTURE (SCONCE OR COACH LIGHT)
	JUNCTION BOX FOR SURFACE MOUNTED FIXTURES (PENDANTS, CEILING MOUNTED, CEILING FANS, ETC.)
	CARBON MONOXIDE / SMOKE DETECTORS WIRED W/ BATTERY BACK-UP
	6" RECESSED CAN LIGHT
	EXHAUST FAN / LIGHT COMBO
	LED STRIP LIGHT ON SWITCH PLUG UNDER CABINET LIGHTING (LOW VOLTAGE)
	CEILING FAN BOX REQUIRED

NOTE:
ELECTRICAL AS SHOWN BUT NOT LIMITED TO ALL ELECTRICAL PER CODE SWITCHING, DIMMERS, ETC TO BE DETERMINED AT ELECTRICAL WALK THRU



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning: RV (Residential Village)
ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30 FT.
MAX. LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

sheet title
UPPER UNIT ELECTRICAL PLAN

date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
 REAR YARD (LAKE) - 25 MIN.
 SIDE YARD - 5 (EA) SIDE
MAX. HT.: 30 ft.
MAX LOT COVERAGE: 40%

CODE:
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

ROOF PLANS

date

05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE

LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

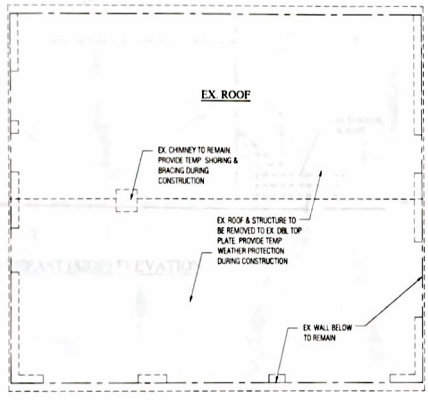
DEMOLITION NOTE
 EXISTING CONSTRUCTION TO BE REMOVED
 EXISTING CONSTRUCTION TO REMAIN

DEMOLITION NOTE
 PROVIDE TEMP. DUST PROTECTION & WEATHER PROOFING THRU-OUT ENTIRETY OF CONSTRUCTION. UTILITIES TO BE MAINTAINED SO THE LOWER UNIT IS OPERATIONAL THRU-OUT CONSTRUCTION

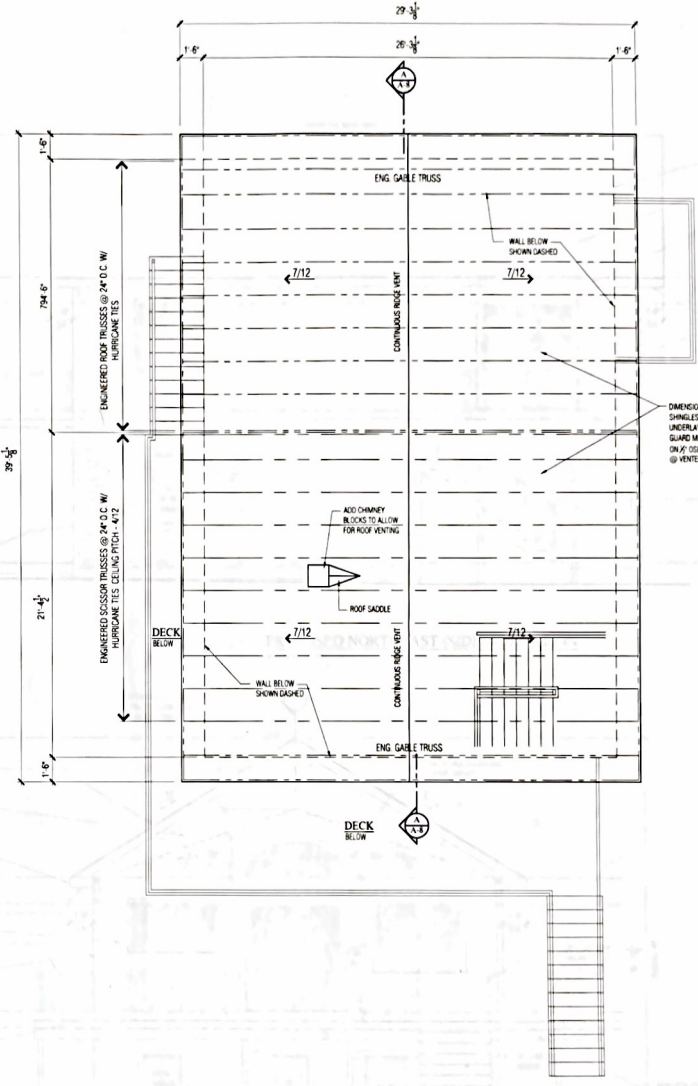
DEMOLITION NOTE
 PROVIDE TEMP. SHORING / BRACING THROUGHTOUT DEMO AND EXCAVATION AS REQ. TO ALL EX. STRUCTURE AND EXCAVATED EARTH

DEMOLITION NOTE
 VERIFY ALL UTILITIES HAVE BE SHUT OFF OR DISCONNECTED PRIOR TO AND DEMO. EX. ELECTRICAL TO BE PUT ON TEMP. POWER POLE

NOTE
 ALL DIMENSIONS TO THE ROUGH

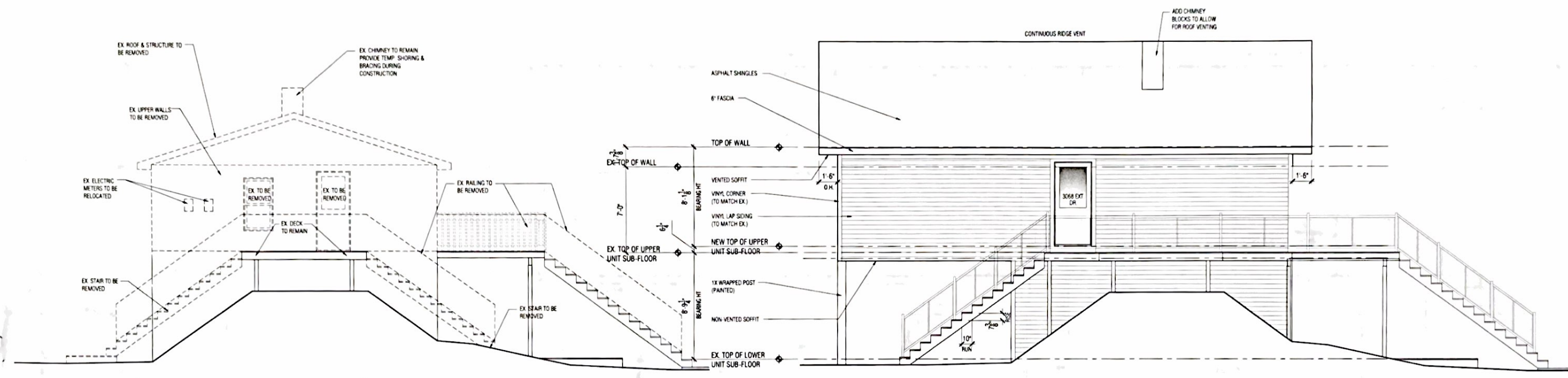


EXISTING / DEMO MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"



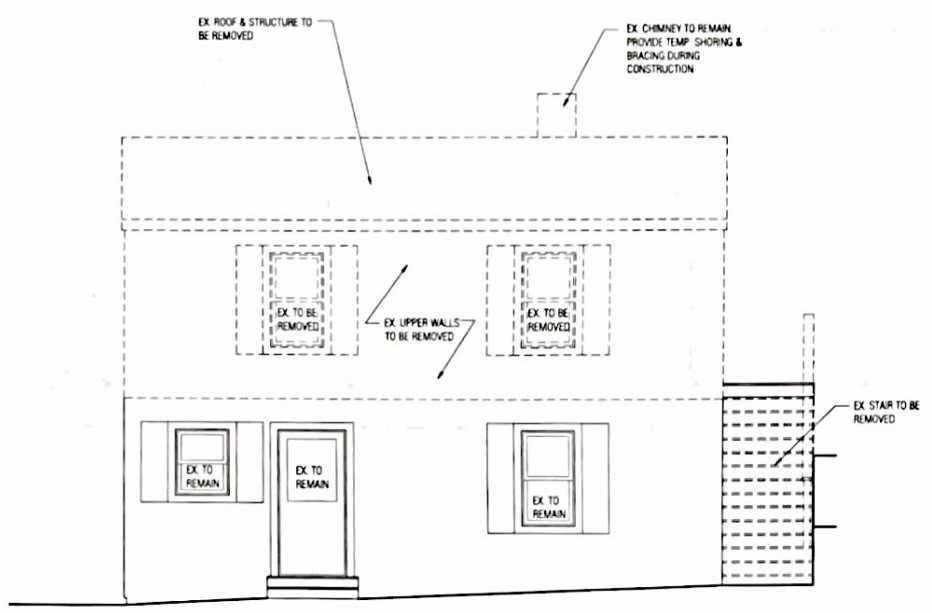
PROPOSED MAIN LEVEL PLAN
 SCALE: 1/4" = 1'-0"

AARON KOTZACHAK
 ARCHITECT
 AMK DESIGNS
 635 CENTRAL DR. LAKE ORION, MI 48362
 PHONE: 248-775-8888
 WWW.AMKDESIGNS.COM

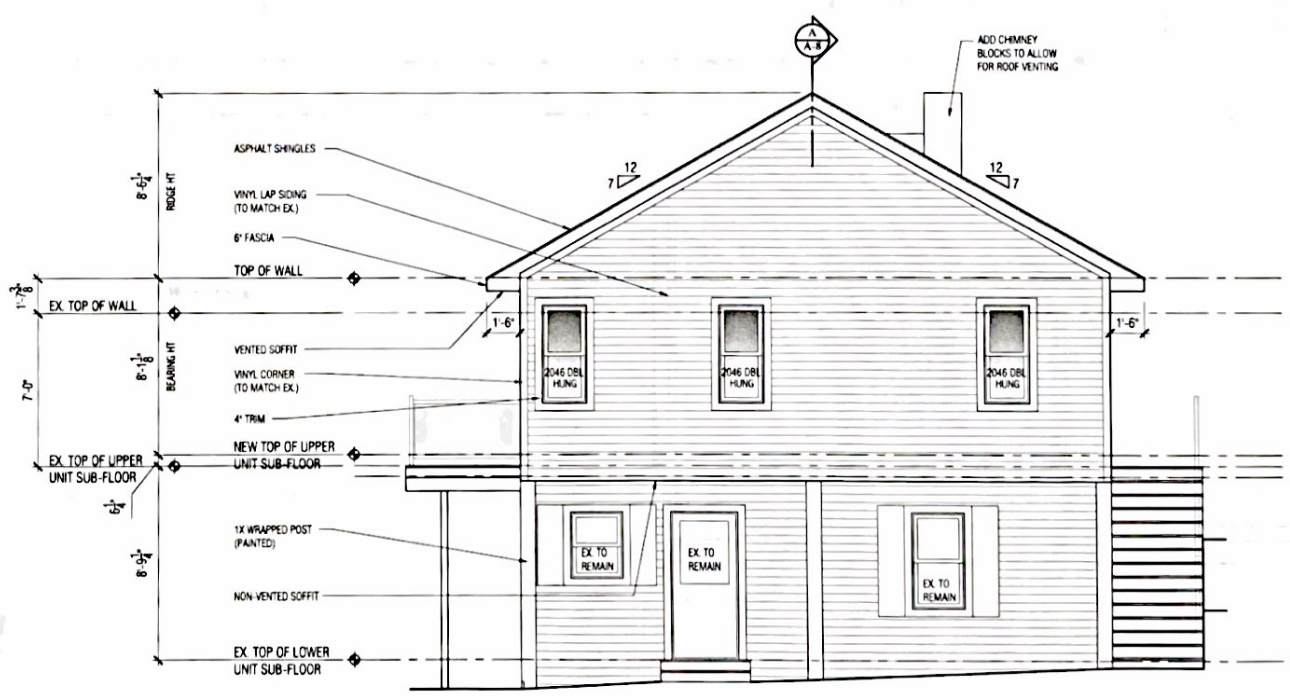


EXISTING SOUTHWEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED SOUTHWEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTHWEST (STREETSIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTHWEST (STREETSIDE) ELEVATION
SCALE: 1/4" = 1'-0"

project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning
ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30 ft.
MAX LOT COVERAGE: 40%

CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

sheet title

ELEVATIONS

date

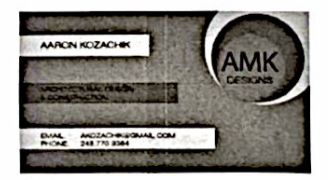
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV CD 1)
09.18.2023	PERMIT (REV CD 2)

LOT COVERAGE

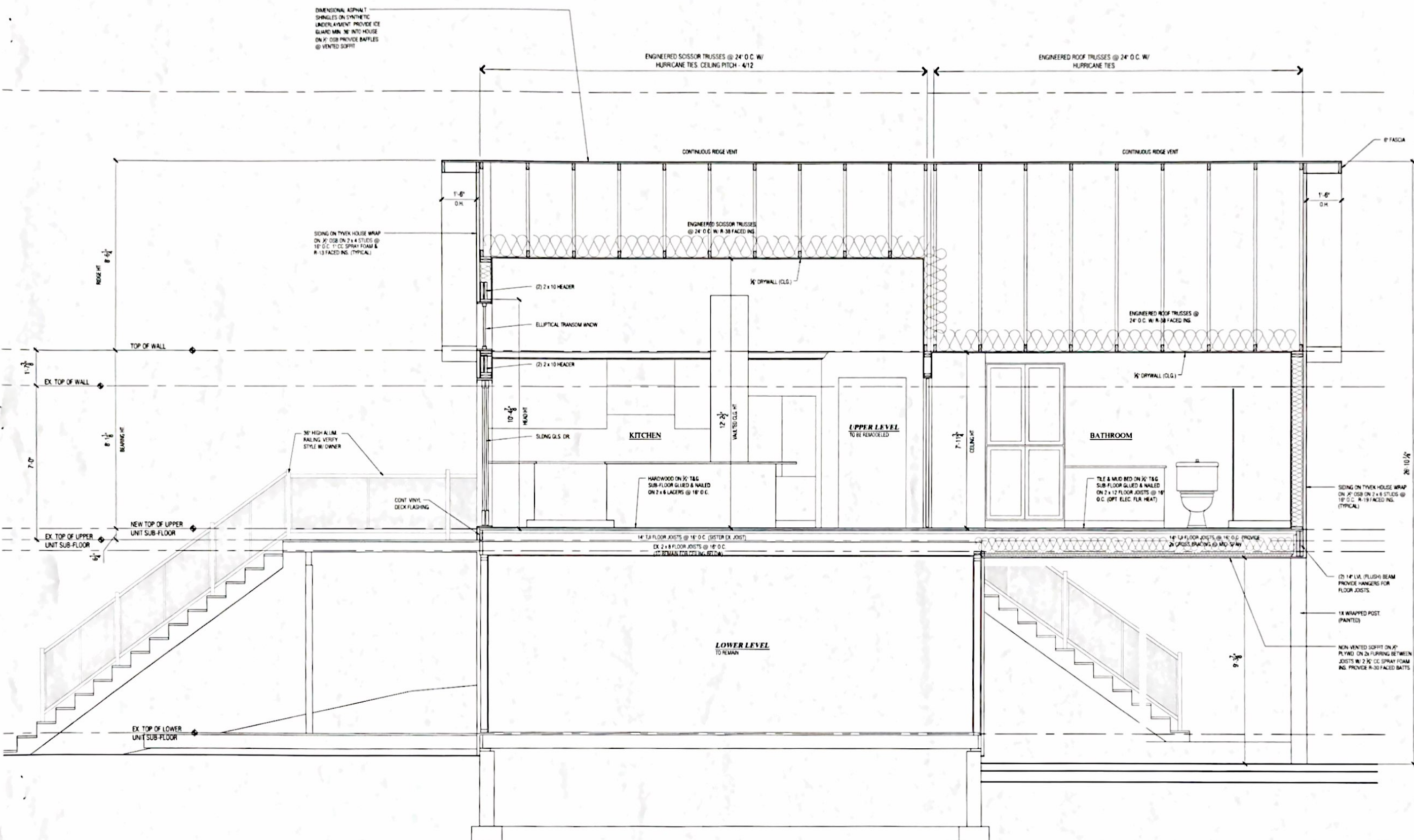
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 857 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



sheet



project
Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

zoning
 RV (Residential Village)
 SETBACKS: FRONT YARD (STREET) - 25' MIN.
 REAR YARD (LAKE) - 25' MIN.
 SIDE YARD - 5' (EA) SIDE
 MAX HT. 30 ft.
 MAX LOT COVERAGE 40%

CODE
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE

sheet title
BUILDING SECTION "A"

date

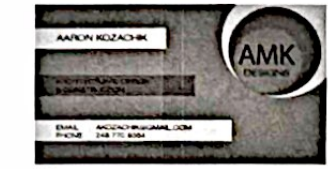
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE

LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 1,548 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 489 SF
EX. TOTAL	= 1,078 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,548 SF



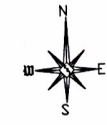
PROPERTY DESCRIPTION:

Lot 115 of "ORION SUMMER HOME" Sections 2 and 3, Town 4 North, Oakland County, Michigan. As recorded in Oakland County Records.

Section 9, Item B.

CENTRAL DRIVE VARIABLE WIDTH (Public)
(Bituminous Surface)

CENTRAL DRIVE VARIABLE WIDTH (Public)
(Bituminous Surface)



70.00'(R)
90.78'(M)

42.00'(R&M)

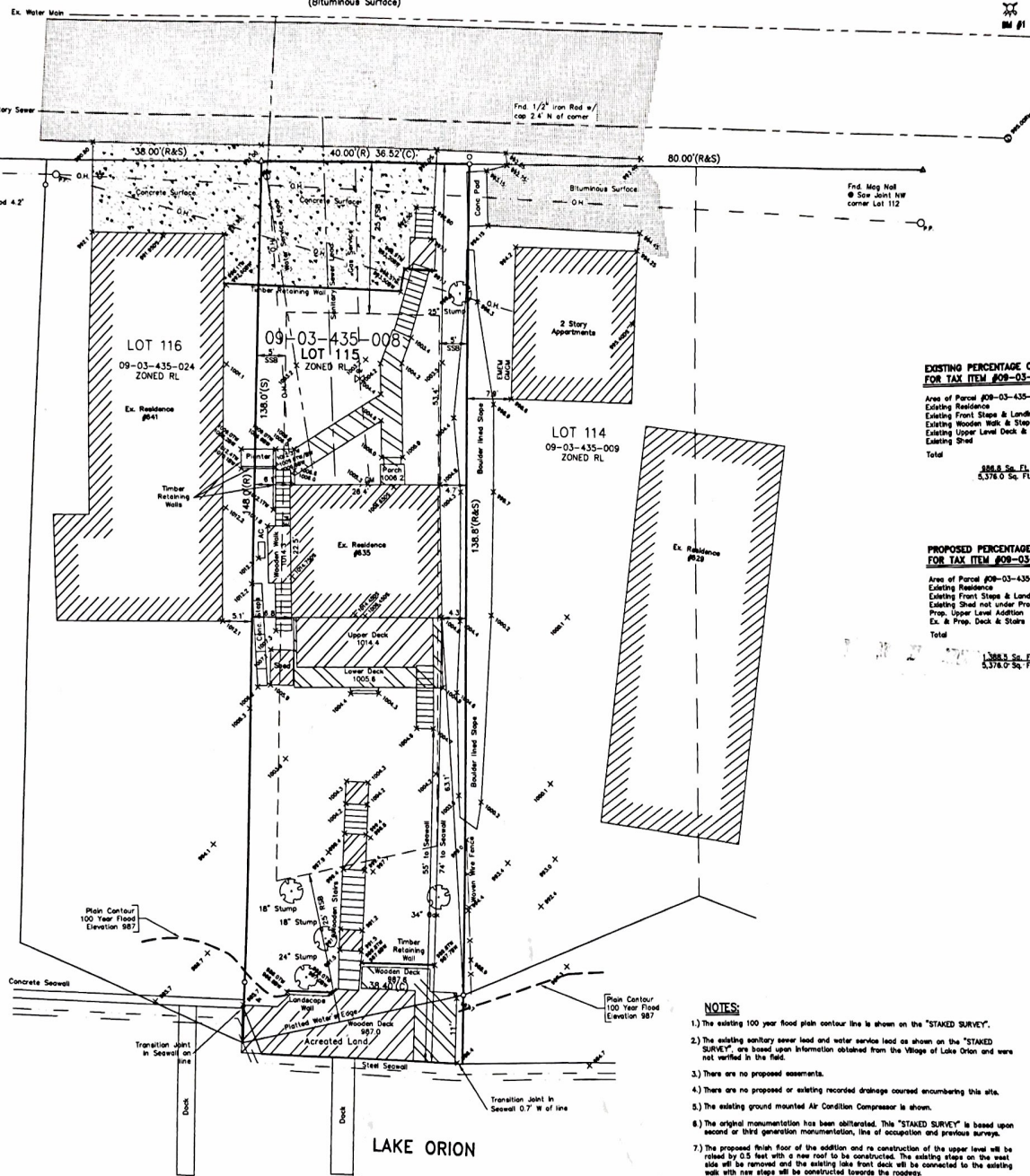
LOT 117

LOT 116

LOT 115

LOT 114

- LEGEND:**
- BM X = EXISTING ELEVATION
 - BM = BENCH MARK
 - = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON ROD w/CAP
 - ▲ = SET #60 NAIL w/ LATH
 - △ = CONTROL POINT
 - = POWER POLE
 - = LIGHT POLE
 - = EX. GUY WIRE
 - = EX. OVERHEAD POWER LINES
 - = EX. ELECTRIC/CABLE RISER BOX
 - = EX. SIGN
 - = EX. SIGN
 - = FIRE HYDRANT
 - = GATE VALVE & WELL
 - = WATER SHUT OFF
 - = SANITARY SEWER MANHOLE
 - = CLEAN OUT
 - STO = STORM STRUCTURE
 - STO = STORM STRUCTURE
 - STO = STORM STRUCTURE
 - DS □ = DOWNSPOUT LOCATION
 - FF = FINISHED FLOOR
 - LS. = LANDSCAPED AREA
 - GM = GAS METER
 - EM = ELECTRIC METER
 - = DIRECTION OF FLOW
 - = EX. BITUMINOUS SURFACE
 - = EX. CONCRETE SURFACE



EXISTING PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

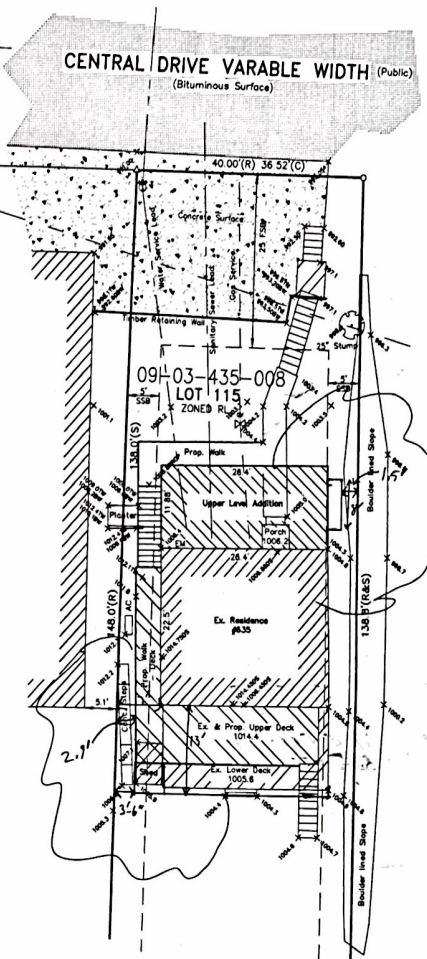
Area of Parcel #09-03-435-008	= 5,378.0 Sq. Ft.
Existing Residence	= 584.0 Sq. Ft.
Existing Front Steps & Landing	= 72.2 Sq. Ft.
Existing Wooden Walk & Stairs	= 234.1 Sq. Ft.
Existing Upper Level Deck & Stairs	= 24.0 Sq. Ft.
Existing Shed	= 988.8 Sq. Ft.
Total	1,903.1 Sq. Ft.

1,903.1 Sq. Ft. X 100 = 35.39% of Coverage

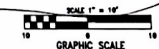
PROPOSED PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

Area of Parcel #09-03-435-008	= 5,378.0 Sq. Ft.
Existing Residence	= 584.0 Sq. Ft.
Existing Front Steps & Landing	= 72.2 Sq. Ft.
Existing Shed not under Prop. Deck	= 141.5 Sq. Ft.
Prop. Upper Level Addition	= 313.6 Sq. Ft.
Ex. & Prop. Deck & Stairs	= 394.8 Sq. Ft.
Total	1,366.1 Sq. Ft.

1,366.1 Sq. Ft. X 100 = 25.42% of Coverage



PROPOSED CONDITIONS:



NOTES:

- The existing 100 year flood plain contour line is shown on the "STAKED SURVEY".
- The existing sanitary sewer lead and water service lead as shown on the "STAKED SURVEY" are based upon information obtained from the Village of Lake Orion and were not verified in the field.
- There are no proposed easements.
- There are no proposed or existing recorded drainage courses encumbering this site.
- The existing ground mounted Air Condition Compressor is shown.
- The original monumentation has been obliterated. This "STAKED SURVEY" is based upon second or third generation monumentation, line of occupation and previous surveys.
- The proposed finish floor of the addition and no construction of the upper level will be raised by 0.5 feet with a new roof to be constructed. The existing steps on the next side will be removed and the existing lake front deck will be connected to the existing walk with new steps will be constructed concrete to the roadway.
- The existing Mid Roof Height is 18.5 feet ±. The elevation of the eaves is 1021.7 and the peak is 1023.5.
- The proposed Mid Roof Height is increasing per the architectural drawings prepared by NAK Designs LLC and dated 7/11/23. The Mid Roof Height is 22.8 feet.



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

BENCH MARK (BM)
BM #1=Arrow Head on top of Fire Hydrant
Elev. = 987.05

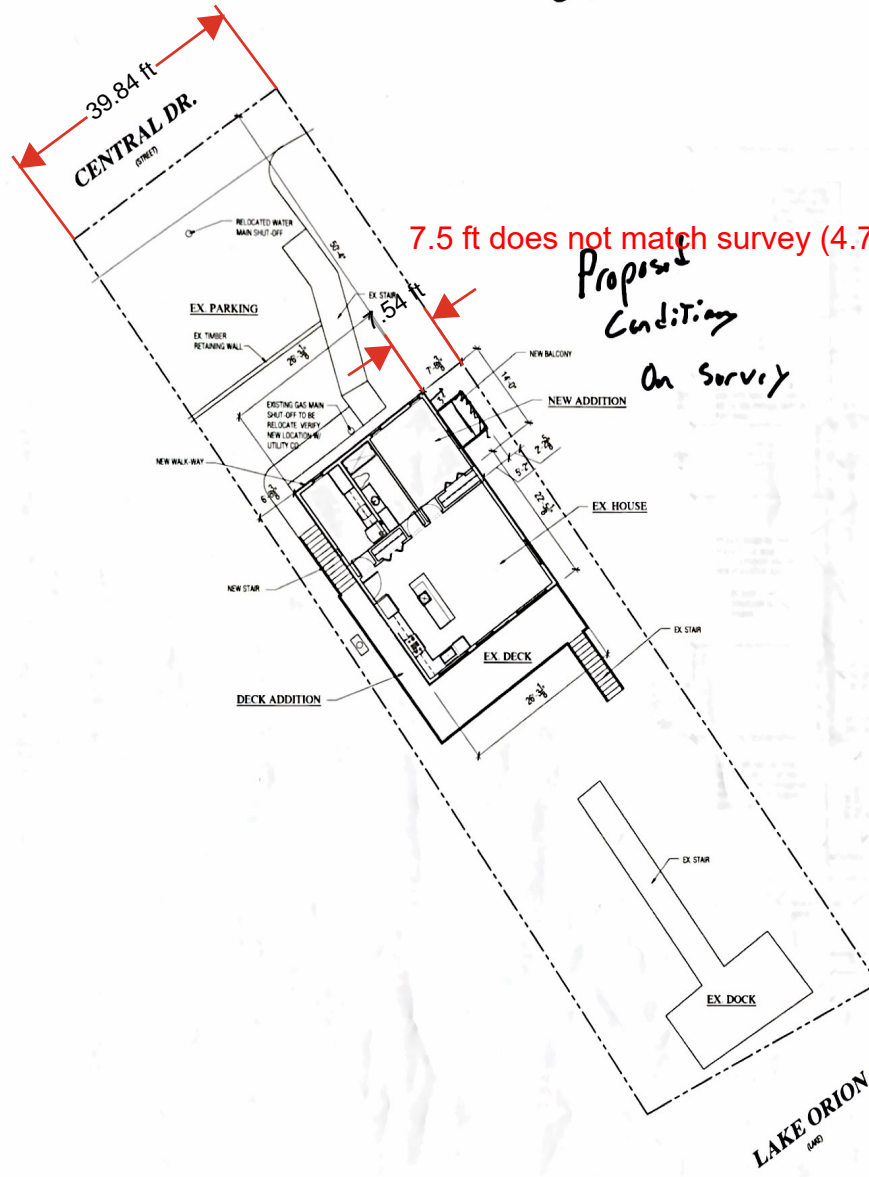
EXISTING CONDITIONS:

No. By Date		Description	DATE
		REVISIONS	
STAKED SURVEY For: (Existing & Proposed Conditions)			
NICK CHRISTI			
635 Central Drive Lake Orion, Michigan 48362			
Contact Person:			Phone: (248) 782-8289
KENNEDY SURVEYING, INC.			
105 N. Washington St. Oxford, Michigan 48371			
Fax: (248) 628-7191			
Drawn By: SST	Date: 06/30/23	Scale: 1" = 10'	56 -4241
CM'd: HOK	Drawing #: 22-00082	Job No.: 22-8908	

Christi Addition

635 Central Dr.
Lake Orion Village, MI 48362

Section 9, Item B.



7.5 ft does not match survey (4.7 ft.)

*Proposed
Condition
on Survey*

Project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

Zoning
PV (Residential Village)

Setbacks
FRONT YARD (STREET) - 25 MIN
REAR YARD (LAKE) - 25 MIN
SIDE YARD - 5 (EA) SIDE

Max. Lot Coverage
30 ft.
40%

Code
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

Sheet Title
COVER / SITE PLAN

Revisions

05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

ON 18 2023 PERMIT SET	SHEET #	SHEET TITLE	CURRENT DATE
●	A-1	PROPOSED SITE PLAN	09 / 18 / 2023
●	A-2	LOWER LEVEL / FOUNDATION PLANS	09 / 18 / 2023
●	A-3	UPPER LEVEL FLOOR PLANS	09 / 18 / 2023
●	A-4	UPPER LEVEL ELECTRICAL PLAN	09 / 18 / 2023
●	A-5	ROOF PLANS	09 / 18 / 2023
●	A-6	ELEVATIONS	09 / 18 / 2023
●	A-7	ELEVATIONS	09 / 18 / 2023
●	A-8	BUILDING SECTION 'A'	09 / 18 / 2023

LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 357 SF

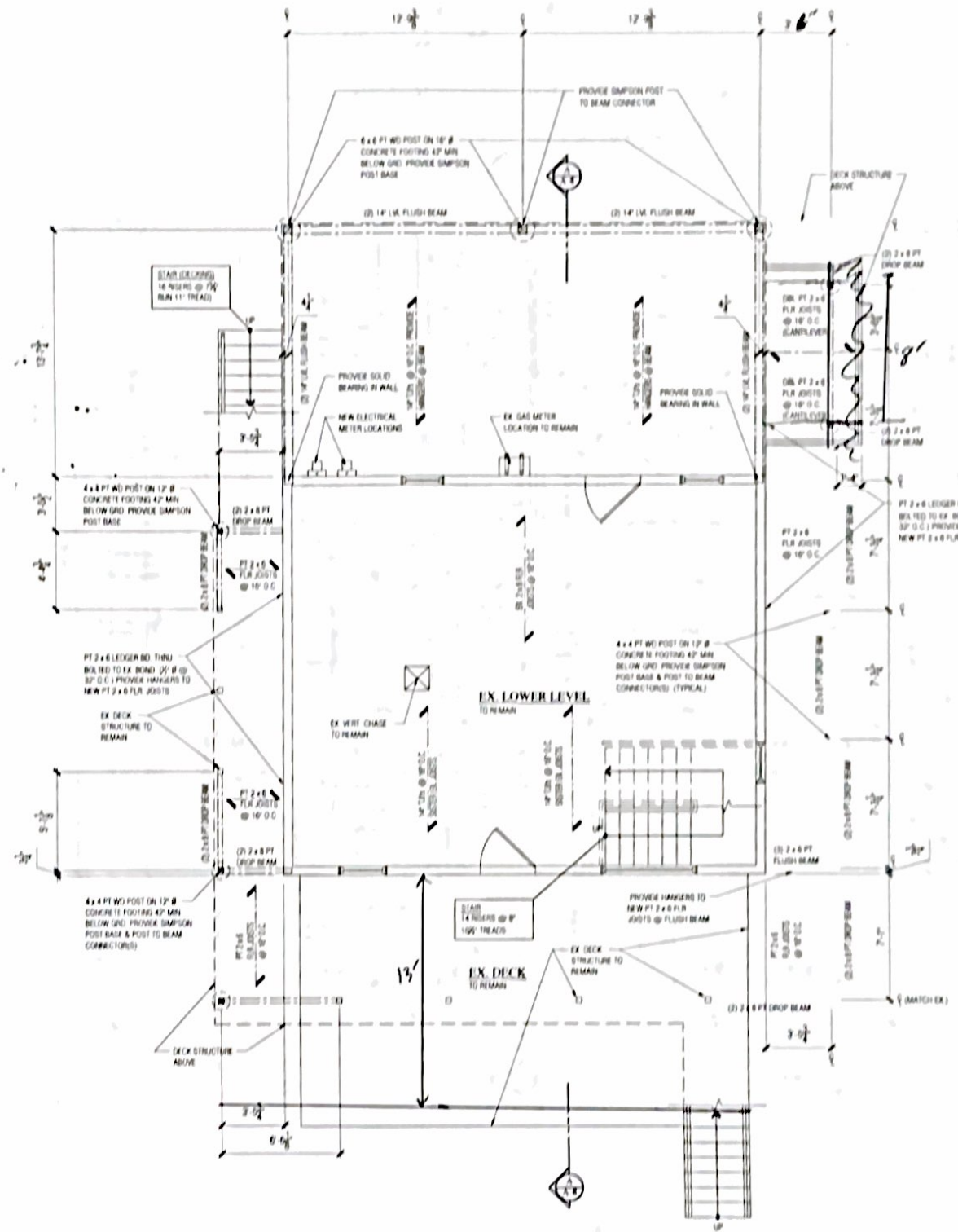
EX MAIN UNIT	= 589 SF
EX UPPER UNIT	= 589 SF
EX TOTAL	= 1,178 SF
NEW UPPER UNIT	= 363 SF
PROP TOTAL SQFT	= 1,541 SF

SITE PLAN
SCALE: 1" = 10'-0"
(NOT OFFICIAL SURVEY)





Section 9, Item B.



Christi Addition
635 Central Dr,
Lake Orion Village, MI
48362

ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 20' MIN
REAR YARD (LAKE) - 20' MIN
SIDE YARD - 0' (EA) SIDE
MAX HT.: 30' ft
MAX LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

LOWER LEVEL / FOUNDATION PLAN

DATE	DESCRIPTION
05/22/2023	PRELIMINARY DESIGN
06/05/2023	REVISION 1
07/11/2023	CONSTRUCTION
07/31/2023	PERMIT (REV CD 1)
09/18/2023	PERMIT (REV CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 367 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 580 SF
EX. UPPER UNIT	= 580 SF
EX. TOTAL	= 1,160 SF
ADD. UPPER UNIT	= 368 SF
PROJ. TOTAL SQFT	= 1,528 SF

LOWER LEVEL / FOUNDATION PLAN



A-2



Project
Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

Zoning: RV (Residential Village)
 SETBACKS: FRONT YARD (STREET) - 25 MIN
 REAR YARD (LAKE) - 25 MIN
 SIDE YARD - 5 (EA) SIDE
 MAX HT.: 30 FT
 MAX LOT COVERAGE: 40%

CODE
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING
 CODE 2015, MICHIGAN PLUMBING CODE 2015,
 MICHIGAN MECHANICAL CODE 2015 AND THE 2015
 NATIONAL ELECTRICAL CODE.

Sheet title
UPPER UNIT FLOOR PLANS

Date

05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE

LOT SIZE	= 8,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,891 SF
PROPOSED COVERAGE	= 807 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 585 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,174 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,542 SF

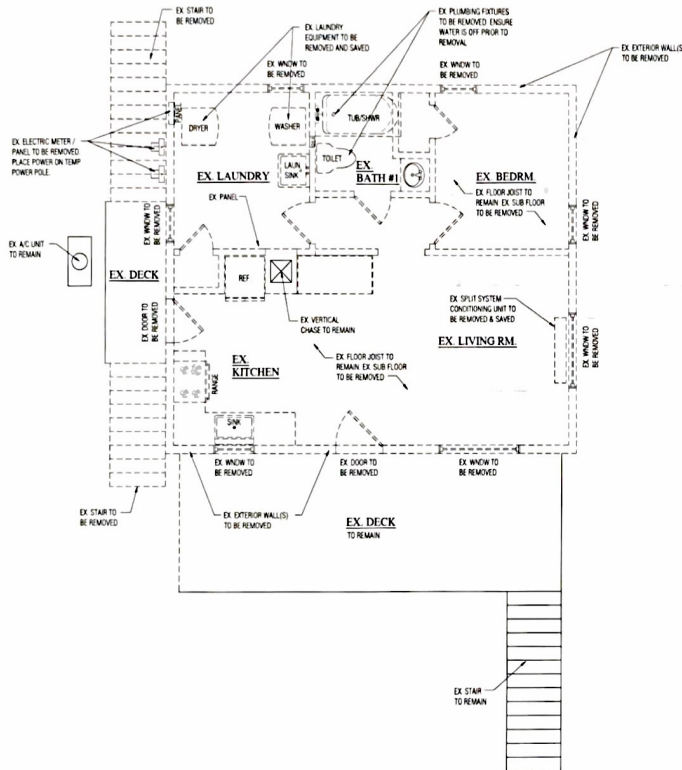
DEMOLITION NOTE
 EXISTING CONSTRUCTION
 TO BE REMOVED
 EXISTING CONSTRUCTION
 TO REMAIN

DEMOLITION NOTE
 PROVIDE TEMP. DUST PROTECTION &
 WEATHER PROOFING THRU-OUT ENTIRETY OF
 CONSTRUCTION. UTILITIES TO BE MAINTAINED
 SO THE LOWER UNIT IS OPERATIONAL
 THRU-OUT CONSTRUCTION

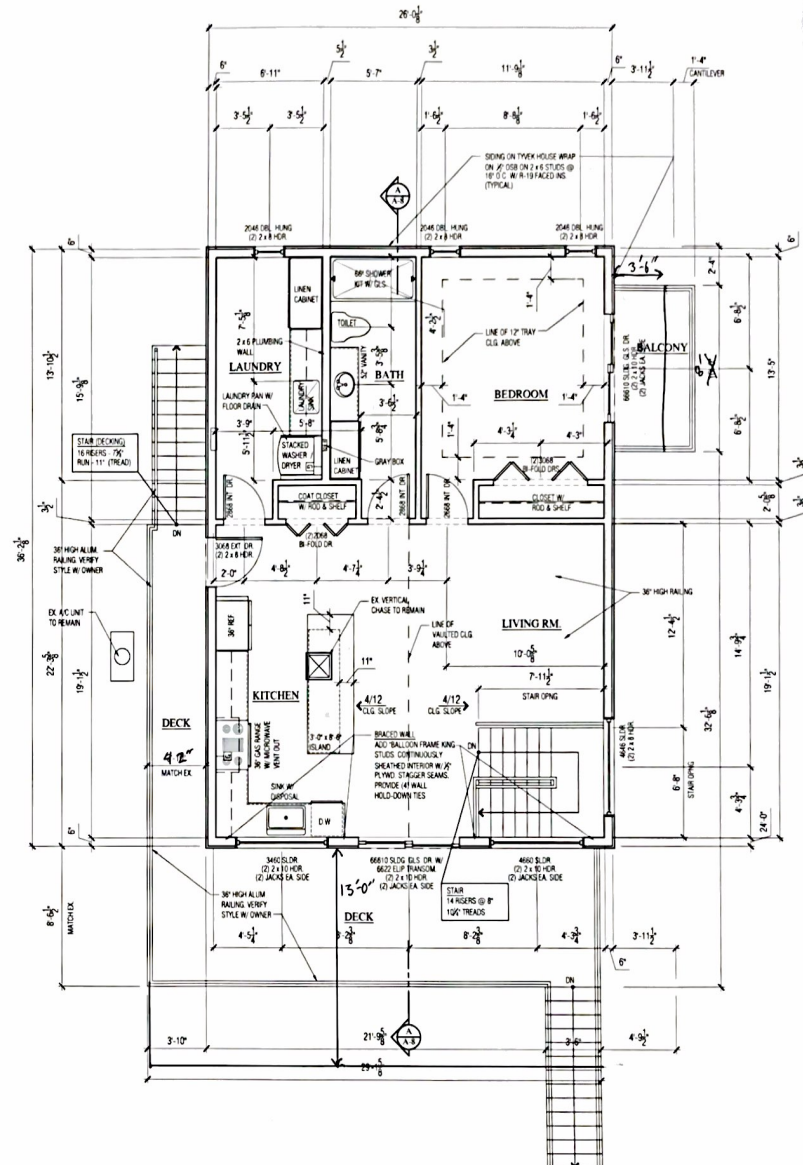
DEMOLITION NOTE
 PROVIDE TEMP. SHORING / BRACING
 THRU-OUT DEMO AND EXCAVATION AS REQ.
 TO ALL EX. STRUCTURE AND EXCAVATED EARTH

DEMOLITION NOTE
 VERIFY ALL UTILITIES HAVE BEEN SHUT OFF OR
 DISCONNECTED PRIOR TO AND DEMO. EX.
 ELECTRICAL TO BE PUT ON TEMP. POWER POLE

NOTE:
 ALL DIMENSIONS TO THE ROUGH



EXISTING / DEMO UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"



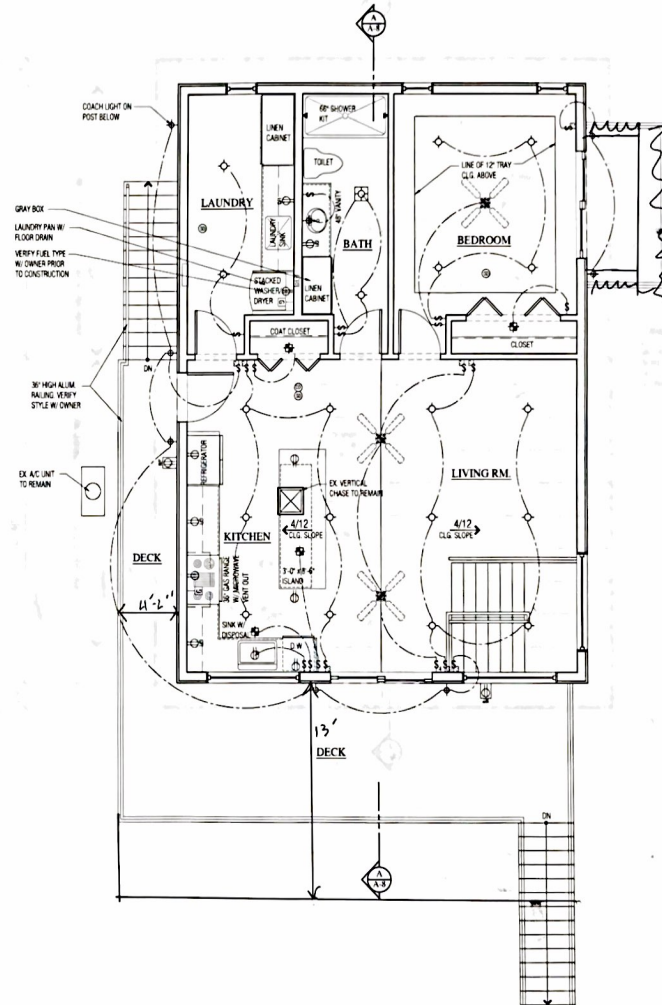
PROPOSED UPPER LEVEL PLAN
 SCALE: 1/4" = 1'-0"

AMK DESIGNS LLC
 635 CENTRAL DR.
 LAKE ORION, MI 48362
 EMAIL: AMKDESIGNS@GMAIL.COM
 PHONE: 248.770.8288



LIGHTING FIXTURES	
	OUTDOOR WATERPROOF OUTLET
	WALL MOUNTED FIXTURE (SCONCE OR COACH LIGHT)
	JUNCTION BOX FOR SURFACE MOUNTED FIXTURES (PENDANTS, CEILING MOUNTED, CEILING FANS, ETC.)
	CARBON MONOXIDE / SMOKE DETECTORS WIRED W/ BATTERY BACK-UP
	6" RECESSED CAN LIGHT
	EXHAUST FAN / LIGHT COMBO
	LED STRIP LIGHT ON SWITCH PLUG UNDER CABINET LIGHTING (LOW VOLTAGE)
	CEILING FAN BOX REQUIRED

NOTE:
ELECTRICAL AS SHOWN BUT NOT LIMITED TO ALL ELECTRICAL PER CODE SWITCHING, DIMMERS, ETC TO BE DETERMINED AT ELECTRICAL WALK THRU



project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

zoning: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30 FT.
MAX. LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

sheet title
UPPER UNIT ELECTRICAL PLAN

date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF



Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

ZONING: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5 (EA) SIDE
MAX. HT.: 30 ft.
MAX LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

ROOF PLANS

date

05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE

LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 867 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROJ. TOTAL SQFT	= 1,546 SF

DEMOLITION NOTE
EXISTING CONSTRUCTION TO BE REMOVED
EXISTING CONSTRUCTION TO REMAIN

DEMOLITION NOTE
PROVIDE TEMP. DUST PROTECTION & WEATHER PROOFING THRU-OUT ENTIRETY OF CONSTRUCTION. UTILITIES TO BE MAINTAINED SO THE LOWER UNIT IS OPERATIONAL THRU-OUT CONSTRUCTION

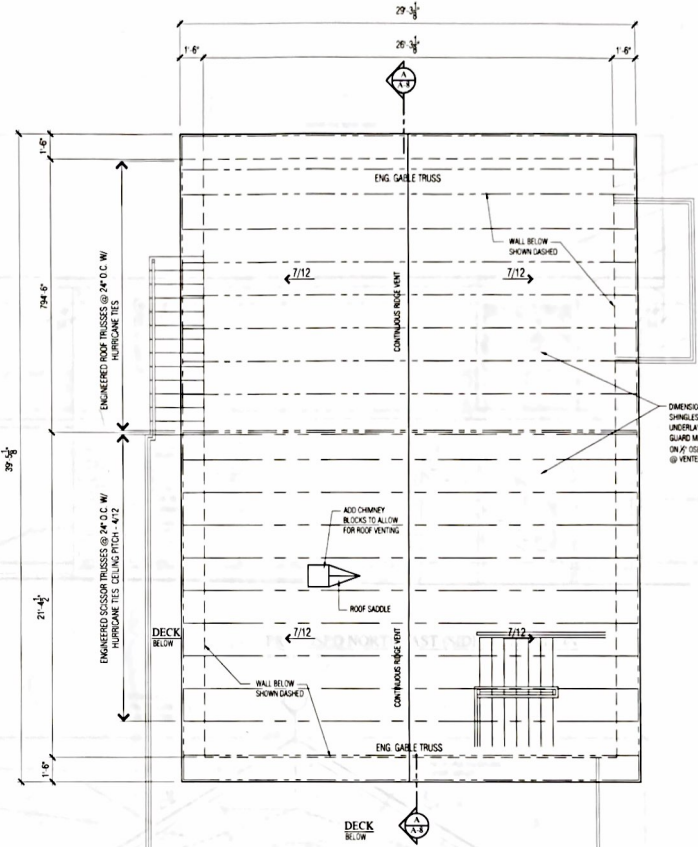
DEMOLITION NOTE
PROVIDE TEMP. SHORING / BRACING THROUGHOUT DEMO AND EXCAVATION AS REQ. TO ALL EX. STRUCTURE AND EXCAVATED EARTH

DEMOLITION NOTE
VERIFY ALL UTILITIES HAVE BE SHUT OFF OR DISCONNECTED PRIOR TO AND DEMO. EX. ELECTRICAL TO BE PUT ON TEMP. POWER POLE

NOTE
ALL DIMENSIONS TO THE ROUGH

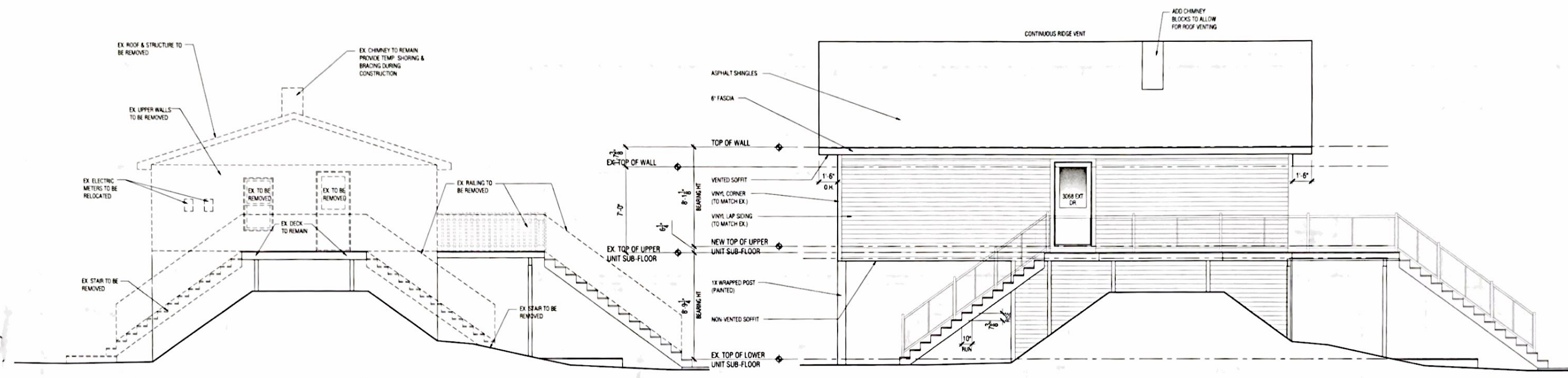


EXISTING / DEMO MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



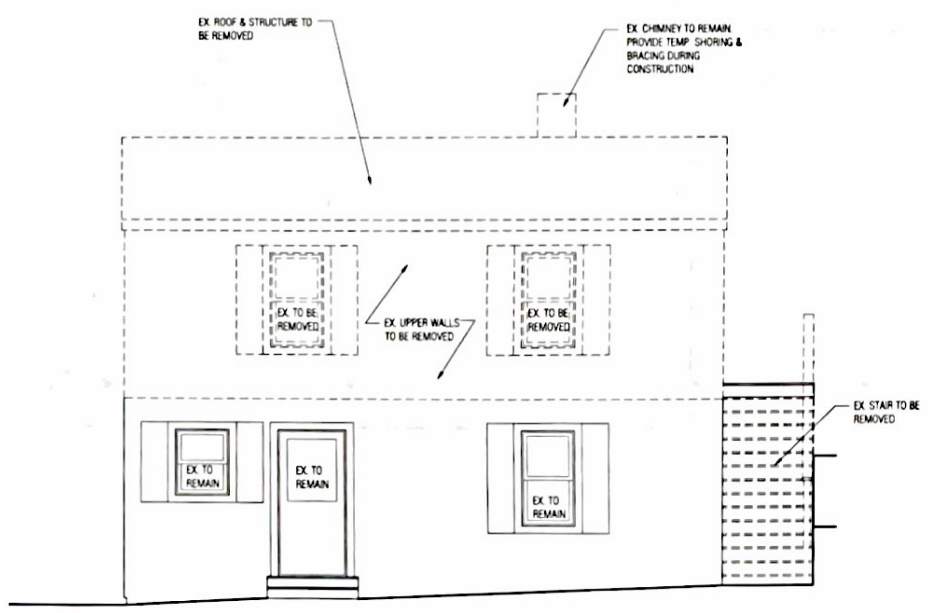
PROPOSED MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

AARON KOTZACHAK
ARCHITECTURAL DESIGN & CONSTRUCTION
AMK DESIGNS
PHONE: 248-775-8888
WWW.AMKDESIGNS.COM

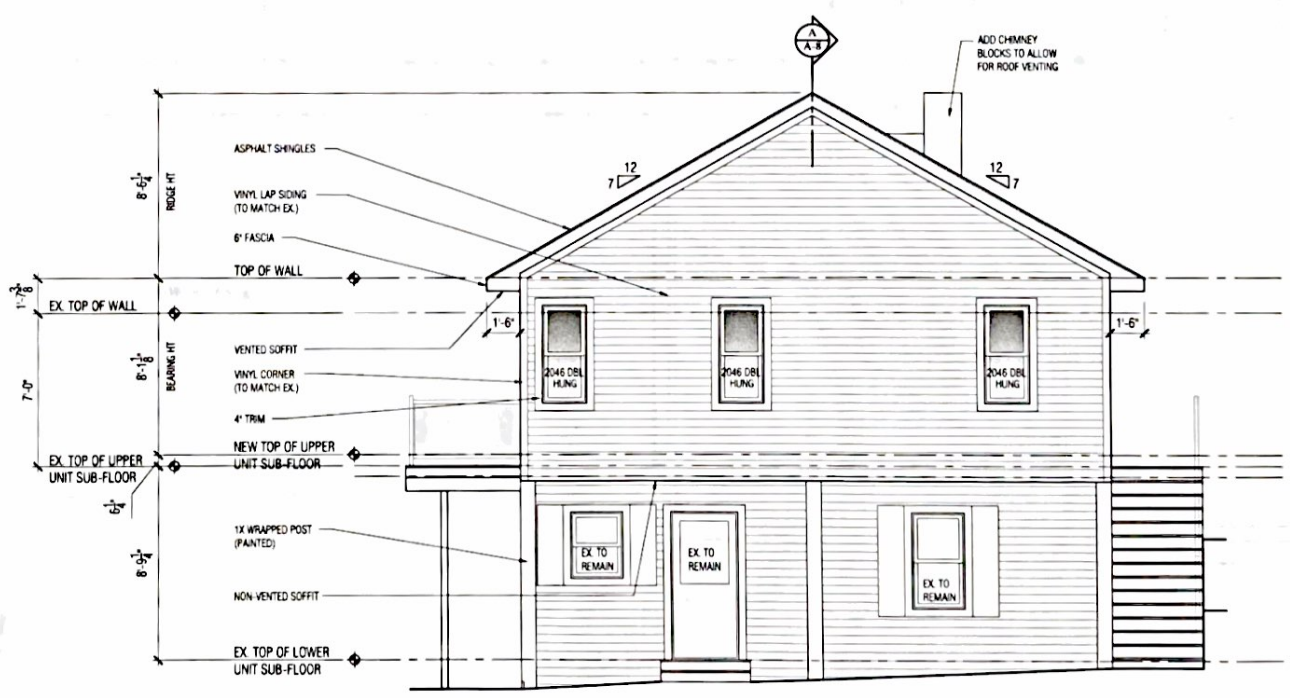


EXISTING SOUTHWEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED SOUTHWEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTHWEST (STREETSIDE) ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTHWEST (STREETSIDE) ELEVATION
SCALE: 1/4" = 1'-0"

Project
Christi Addition
635 Central Dr.
Lake Orion Village, MI
48362

Zoning: RV (Residential Village)
SETBACKS: FRONT YARD (STREET) - 25 MIN.
REAR YARD (LAKE) - 25 MIN.
SIDE YARD - 5' (EA) SIDE
MAX. HT.: 30 ft.
MAX. LOT COVERAGE: 40%

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE.

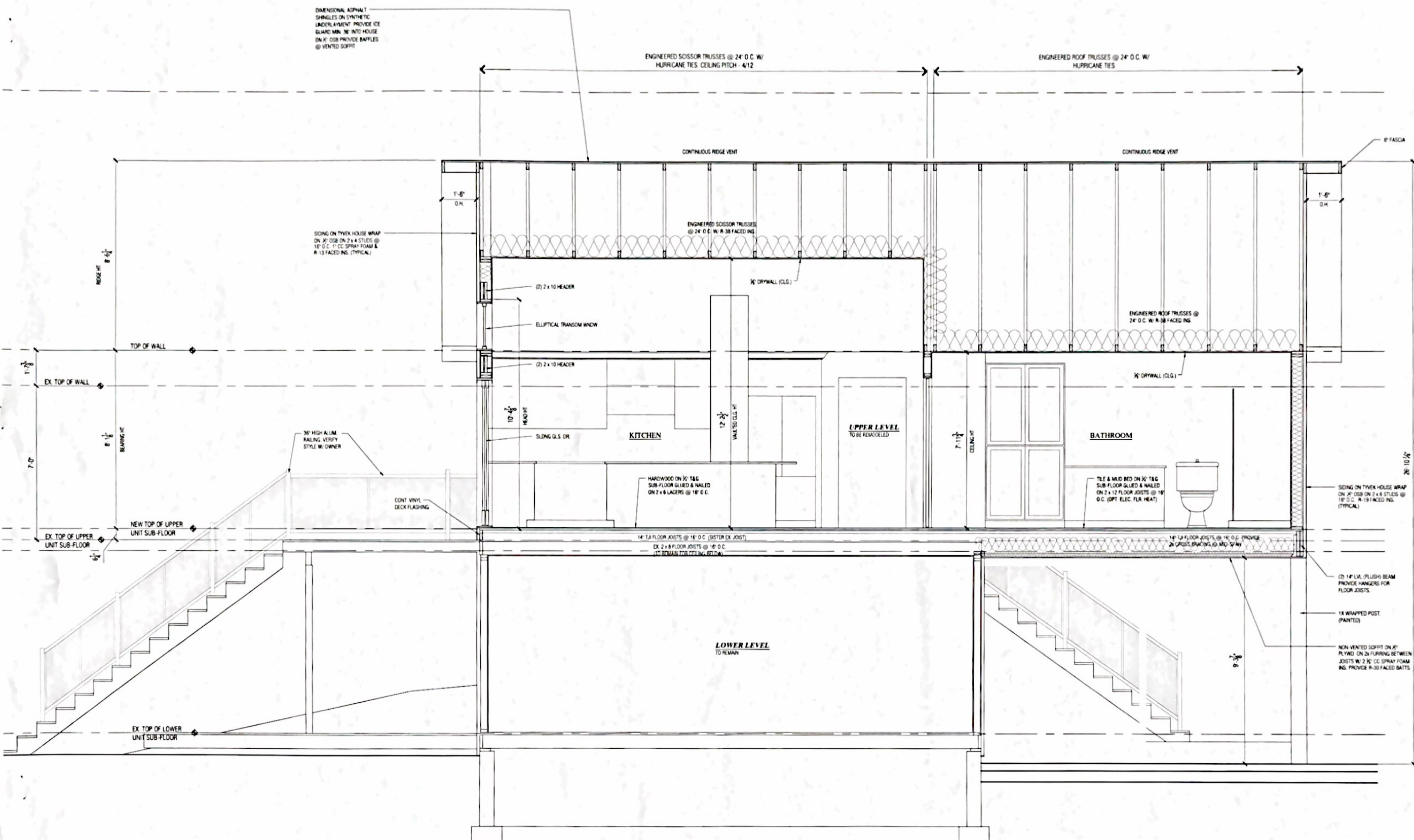
ELEVATIONS

date	description
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV CD 1)
09.18.2023	PERMIT (REV CD 2)

LOT COVERAGE	
LOT SIZE	= 6,727 SF
MAX. % COVERAGE	= 40%
MAX. ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 857 SF

GROSS SQ. FOOTAGE	
EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 589 SF
EX. TOTAL	= 1,178 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,546 SF

AARON KOZACHK
ARCHITECTURAL DESIGN
AMK DESIGNS
EMAIL: AARON@AMKDESIGNS.COM
PHONE: 248.770.8884



project
Christi Addition
 635 Central Dr.
 Lake Orion Village, MI
 48362

zoning
 RV (Residential Village)
 SETBACKS: FRONT YARD (STREET) - 25' MIN.
 REAR YARD (LAKE) - 25' MIN.
 SIDE YARD - 5' (EA) SIDE
 MAX HT. 30 ft.
 MAX LOT COVERAGE 40%

CODE
 DESIGNED IN ACCORDANCE WITH MICHIGAN BUILDING CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE 2015 NATIONAL ELECTRICAL CODE

sheet title
BUILDING SECTION "A"

date

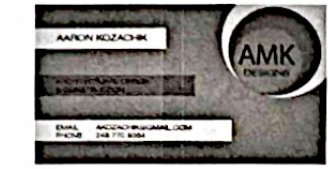
05.22.2023	PRELIMINARY DESIGN
06.05.2023	REVISION 1
07.11.2023	CONSTRUCTION
07.31.2023	PERMIT (REV. CD 1)
09.18.2023	PERMIT (REV. CD 2)

LOT COVERAGE

LOT SIZE	= 6,727 SF
MAX % COVERAGE	= 40%
MAX ALLOWABLE	= 2,691 SF
PROPOSED COVERAGE	= 1,548 SF

GROSS SQ. FOOTAGE

EX. MAIN UNIT	= 589 SF
EX. UPPER UNIT	= 149 SF
EX. TOTAL	= 738 SF
ADD. UPPER UNIT	= 368 SF
PROP. TOTAL SQFT	= 1,548 SF



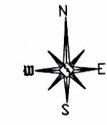
PROPERTY DESCRIPTION:

Lot 115 of "ORION SUMMER HOME" Sections 2 and 3, Town 4 North, Oakland County, Michigan. As recorded in Oakland County Records.

Section 9, Item B.

CENTRAL DRIVE VARIABLE WIDTH (Public)
(Bituminous Surface)

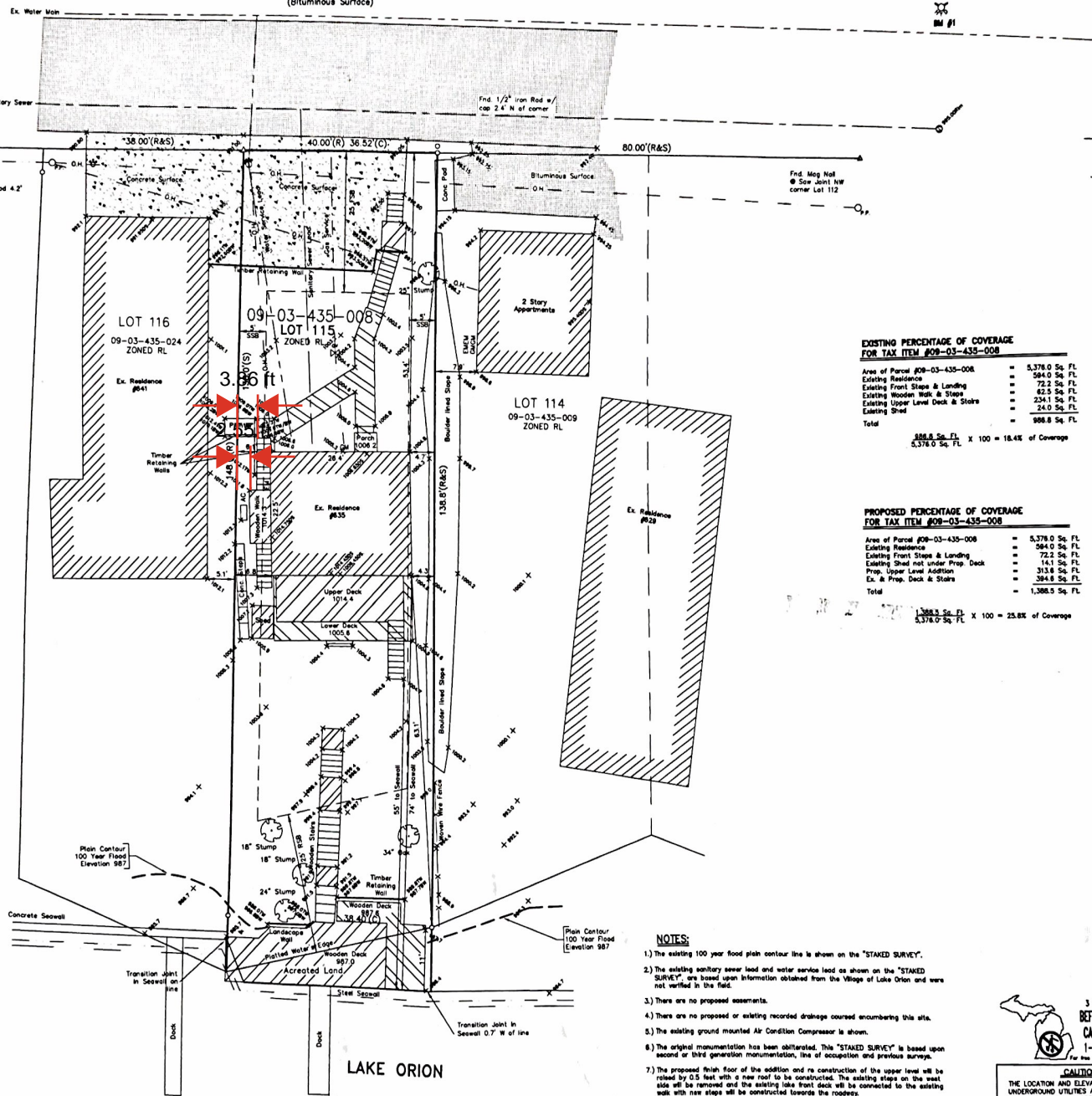
CENTRAL DRIVE VARIABLE WIDTH (Public)
(Bituminous Surface)



70.00'(R)
90.78'(M)

42.00'(R&M)

LOT 117

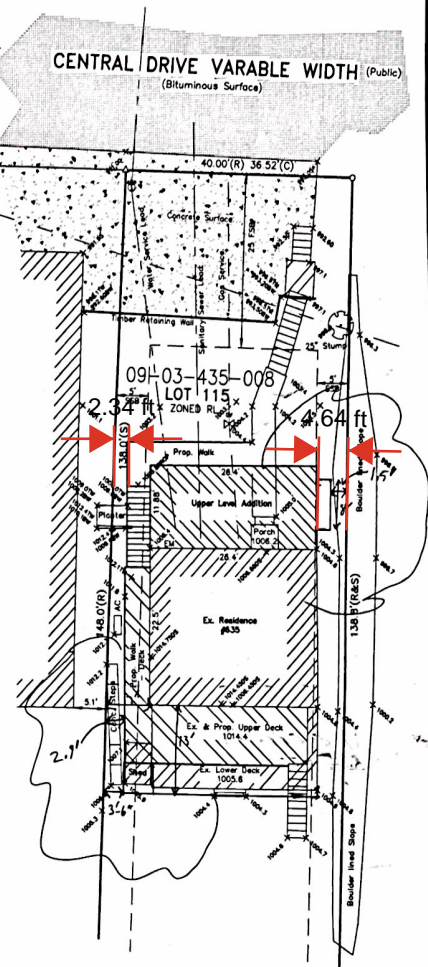


EXISTING PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

Area of Parcel #09-03-435-008	=	5,378.0 Sq. Ft.
Existing Residence	=	584.0 Sq. Ft.
Existing Front Steps & Landing	=	72.2 Sq. Ft.
Existing Wooded Walk & Steps	=	224.1 Sq. Ft.
Existing Upper Level Deck & Stairs	=	24.0 Sq. Ft.
Existing Shed	=	988.8 Sq. Ft.
Total	=	3,897.1 Sq. Ft.
		3,897.1 Sq. Ft. X 100 = 72.5% of Coverage

PROPOSED PERCENTAGE OF COVERAGE FOR TAX ITEM #09-03-435-008

Area of Parcel #09-03-435-008	=	5,378.0 Sq. Ft.
Existing Residence	=	584.0 Sq. Ft.
Existing Front Steps & Landing	=	72.2 Sq. Ft.
Existing Shed not under Prop. Deck	=	141.5 Sq. Ft.
Prop. Upper Level Addition	=	313.6 Sq. Ft.
Ex. & Prop. Deck & Stairs	=	384.8 Sq. Ft.
Total	=	1,386.5 Sq. Ft.
		1,386.5 Sq. Ft. X 100 = 25.8% of Coverage



9.99 ft
PROPOSED CONDITIONS



0.33 in

LEGEND:

- BM X = EXISTING ELEVATION
- BM = BENCH MARK
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- = SET 1/2" IRON ROD w/CAP
- ▲ = SET #60 NAIL w/ LATH
- △ = CONTROL POINT
- = POWER POLE
- = LIGHT POLE
- = EX. GUY WIRE
- = EX. OVERHEAD POWER LINES
- = EX. ELECTRIC/CABLE RISER BOX
- = EX. SIGN
- = EX. SIGN
- = FIRE HYDRANT
- = GATE VALVE & WELL
- = WATER SHUT OFF
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- STO = STORM STRUCTURE
- STO = STORM STRUCTURE
- STO = STORM STRUCTURE
- DS □ = DOWNSPOUT LOCATION
- FF = FINISHED FLOOR
- LS = LANDSCAPED AREA
- GM = GAS METER
- EM = ELECTRIC METER
- = DIRECTION OF FLOW
- = EX. BITUMINOUS SURFACE
- = EX. CONCRETE SURFACE

BENCH MARK (BM)
BM #1 = Arrow Head on top of Fire Hydrant
Elev. = 987.05

EXISTING CONDITIONS:

NOTES:

- The existing 100 year flood plain contour line is shown on the "STAKED SURVEY".
- The existing sanitary sewer lead and water service lead as shown on the "STAKED SURVEY" are based upon information obtained from the Village of Lake Orion and were not verified in the field.
- There are no proposed easements.
- There are no proposed or existing recorded drainage courses encumbering this site.
- The existing ground mounted Air Condition Compressor is shown.
- The original monumentation has been obliterated. This "STAKED SURVEY" is based upon second or third generation monumentation, line of occupation and previous surveys.
- The proposed finish floor of the addition and no construction of the upper level will be raised by 0.5 feet with a new roof to be constructed. The existing steps on the next side will be removed and the existing lake front deck will be connected to the existing walk with new steps will be constructed concrete to the roadway.
- The existing Mid Roof Height is 18.5 feet ±. The elevation of the eaves is 1021.7 and the peak is 1023.5.
- The proposed Mid Roof Height is increasing per the architectural drawings prepared by NAK Designs LLC and dated 7/11/23. The Mid Roof Height is 22.8 feet.



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

No. BY CODE		DATE
REVISIONS		
STAKED SURVEY For: (Existing & Proposed Conditions)		
NICK CHRISTI 635 Central Drive Lake Orion, Michigan 48362		
Contact Person:		Phone: (248) 782-8289
KENNEDY SURVEYING, INC. 105 N. Washington St Orford, Michigan 48371		
File: (248) 628-7191	Date: 06/30/23	Scale: 1" = 10'
Drawn By: SST	Checked: JST	Job No.: 22-8908
CAD: HXC	Drawing: 22-8908-2	

65 -4241



Village of Lake Orion

21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
Fax 248.693.5874
www.lakeorion.org

**PERMIT: ZONING COMPLIANCE
ADDITION & RENOVATION**

635 Central Drive

Parcel ID # 09-03-435-008

Zoning District: RL – Lake Single Family Residential

Land Use: Single Family Residential

Permitted Project:

368 SF upper-level addition, roof replacement, and interior renovation; support posts, and concrete front patio. Modified apertures, ventilation, and associated trades work.

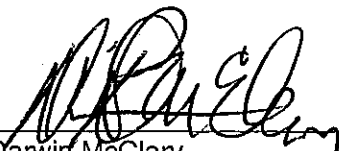
Conditions of Approval:

1. The renovations shall be performed as shown in the application package received by the Village on October 3, 2023, except that no southwest deck addition is permitted without a granted variance and the proposed northeast balcony shall either be granted a variance or shortened in projection so as not to encroach into 5-foot side yard setback requirement.
2. The structure is limited to single-family use and occupancy; any nonconforming use shall cease upon expansion of the structure, as required by Section 17.03(B) of the Zoning Ordinance.
3. Applicant must obtain a building permit from the Orion Township Building Department prior to commencing any work and adhere to all design and inspection requirements of the building permit.
4. Applicant shall notify the Village of any modifications to the proposed plan as presented in the October 3, 2023 Zoning Compliance Permit Application.

Issued to: Ed Sabol, Island Pointe Building (Contractor)
2 Highland Avenue
Lake Orion, MI 48362

Permit #: Z-23-048

Issued by:



Darwin McClary
Village Manager/Zoning Administrator

Date: October 17, 2023



**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-25-02 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 **635 Central Drive** (Parcel ID: OL-09-03-435-008). 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 has made renovations that expanded an existing, non-conforming accessory deck in the west side yard and introduced a new, non-conforming accessory balcony with support columns in the east side yard. 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>Side Yard (West) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	2.5 ft.
	Proposed (Ex.):	2.3 ft.
	Variance:	2.7 ft.

<u>Side Yard (East) Setback:</u>	Required:	5.0 ft. minimum
	Existing (Prev.):	4.3 ft.
	Proposed (Ex.):	1.1 ft.
	Variance:	3.9 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



BOARD ACTION SUMMARY SHEET

MEETING DATE: March 6, 2025

TOPIC: Board of Zoning Appeals Annual Training

BACKGROUND BRIEF: The Board of Zoning Appeals Bylaws stipulate that each member shall attend at least four (4) hours of training each calendar year during their term. This training can be obtained through a variety of sources, including in-house training by planning and zoning staff, as well as external training by reputable organizations.

The Michigan Chapter of the American Planning Association (APA-MI or MAP) is offering an exclusive discount to elected and appointed officials serving an Oakland County community to attend an in-person workshop on April 29, 2025.

The Village has dedicated funds to support the ongoing training of board and commission members. Members of the Board of Zoning Appeals must register for the event, retain proof of purchase, and provide proof of attendance so that they may receive reimbursement.

RECOMMENDED MOTION(s): None.

ATTACHMENTS: APA-MI (MAP) Flyer for *“Zoning Board of Appeals In-Person Workshop.”*



MICHIGAN ASSOCIATION OF PLANNING (MAP) Zoning Board of Appeals

In-Person Workshop

APRIL **29** 2025
5:30 - 8:30 PM

OAKLAND COUNTY EXECUTIVE OFFICE BUILDING

Conference Center | 2100 Pontiac Lake Road – 41-West | Waterford, MI 48328

COST | Includes Workbook & Light Dinner:

\$40* – Representative of an Oakland County community

\$100* – Representative of a community outside of Oakland County

*Special discount: Workshop is typically \$135-\$165

REGISTER by Noon, April 18, 2025 | *Limited Space* AdvantageOakland.Eventbrite.com

Oakland County and the Michigan Association of Planning (MAP) are partnering to host this popular workshop. It is interactive and case-study based training that provides in-depth information on the issues of practical difficulty and unnecessary hardship. A summary of voting, membership requirements, and other procedural requirements unique to Zoning Board of Appeals (ZBA) operations are also reviewed.

The workshop is designed especially for ZBA members and will:

- Clarify the expectations and limitations of your position
- Help you recognize when there's a conflict of interest
- Equip you with the best planning and zoning practices to sharpen your decision-making skills
- Boost your confidence as zoning board of appeals member during meetings

INSTRUCTORS

Adam Young, AICP, Senior Project Manager, Wade Trim, Detroit
Caitlyn Habben, AICP, Professional Planner, Wade Trim, Flint

AGENDA

5:30 pm – Check-In, Networking, and Light Dinner

6 PM – Welcome, Introductions, and Program Begins

7:15 PM – Break

7:30 PM – Program Resumes

8:30 PM – Adjourn

QUESTIONS? CONTACT

Scott Kree, Oakland County | krees@oakgov.com | (248) 858-0389
AdvantageOakland.com/Planning



MICHIGAN ASSOCIATION OF PLANNING (MAP) Zoning Board of Appeals

MEET THE INSTRUCTORS



Adam Young, AICP
Senior Project Manager
Wade Trim – Detroit

Young is a professional planner with 24 years of planning consulting experience throughout Michigan. He brings expertise in long-range planning, day-to-day planning, zoning code development and administration, recreation planning, and downtown development.

He currently serves as the consultant planner for Ash Township, Atlas Township, the City of Durand, Harrison Township, and the City of Linden. In this capacity, he serves as advisor to Planning Commissions and City/Township staff and routinely performs professional reviews of site plans, rezonings, special land uses, and similar development requests.

Young holds a B.A. degree in Geography from Calvin College, Grand Rapids



Caitlyn Habben, AICP
Professional Planner
Wade Trim – Flint

Habben has been a practicing consultant planner for nine years working with a variety of size and types of municipalities. She approaches planning with a listening ear and enthusiasm and provides guidance that is actionable and easy to understand.

As an active member of the Michigan Association of Planning (MAP), she is the current chair of Planners in Private Practice (PIPP) and past chairperson of the Emerging Planning Professional (EPP) group.

Habben holds a B.S. in Urban and Regional Planning from Eastern Michigan University.

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