

October 24, 2019

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

As you may know an inter-local agreement has been crafted and signed in regard to the vacant property at 599 E. Flint Street at the roundabout between the Village of Lake Orion and Orion Township. The purpose of the agreement was to address the issue of half of the property being located on the village side and the other half being located on the township side.

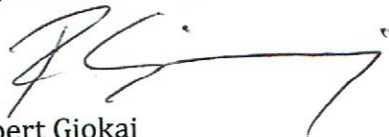
The agreement essentially allows the setbacks and zoning requirements of the Village of Lake Orion to be applied to the property located on the Orion Township side so that we can develop ten, two-story, two-bedroom townhouse units.

At our final meeting in regard to the inter-local agreement between Orion Township officials, Village of Lake Orion officials, Mckenna representatives and myself, the suggestion was made that we apply for a variance for the front setback on the Orion Township side after the inter-local agreement is signed to make the placement of the building more practical in the real world.

By having a variance on the front setback on the Orion Township side of the property, we will be able to bring the building forward towards the street thus creating more of a downtown row house feel that was discussed and recommended by village and township officials at the meeting. The idea was seemingly supported by all present. By bringing the building forward it eliminates a driveway circling around the building, creates 9 additional parking spaces, allows for the driveway to meet the 26 foot apparatus road requirement of the fire department, allows for a tenth unit to be built thus leaving five units on the village side and five units on the township side. It also replaces the would be pavement in front of the building with grass and landscaping which will beautify the newly built roundabout.

Additionally, we are requesting a lot size variance. As previously mentioned our plan is to build ten, two bedroom units. The lot size requirement is 4,000 square feet of lot area per two-bedroom unit; we are at 3,304 square feet per unit. Our property is 33,040 square feet total, which is 6,960 square feet short of the 40,000 square feet needed for 10 units. Please take into consideration that we meet all other requirements related to lot requirements.

We hope that we have provided some legitimate reasons as to why we feel a variance for the front setback and lot size would be appropriate and we thank you for your time and your consideration.



Robert Gjokaj
Robert/Justini Co.