



Ed Anzek &lt;anzeke@rochesterhills.org&gt;

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**Land Division Parcel # 15-34-226-024; 244 Shadywood**

1 message

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**Team Schmidt** <schmidtteam@gmail.com>

Thu, Dec 29, 2016 at 10:12 PM

To: tisdelm@rochesterhills.org

Cc: anzeke@rochesterhills.org, taylorl@rochesterhills.org, Schnecka@rochesterhills.org

Hello Mr. Tisdell,

My wife and I recently made application to split our lot on Shadywood in Rochester Hills. We provided the requested information and were notified 6 weeks later that the application was reviewed and the proposed split was denied. After reviewing the denial letter it sounded like we had a few more engineering requests, a wetland survey requirement and have to remove a firewood pile. I stopped in to talk to each department and was very pleased to hear that the majority of split applications take a few steps to gain approval and that there aren't any major road blocks.

After speaking to Mr. Anzek in the Planning and Economic Development Department he had indicated that he had spoken to the city attorney and that we likely meet all of the setback requirements and are in compliance with the Land Division Act. Mr. Anzek said that his denial was based on the following ordinance: *The division or partition will result in lots or parcels of land having a size and shape consistent and harmonious with that of other parcels in the immediate area.* Mr. Anzek felt that the decision was very subjective and he would prefer if the city council made the final decision. He explained that my wife and I may have to present the split application at the next available city council meeting. My wife and I have completed our due diligence and feel that we have enough supporting information to be heard. Of the 82 residential lots in Avoncroft Subdivision, 33 lots are smaller in overall square footage (over 40%) and 9 have less frontage feet (just under 11%). If you require a breakdown, I can send it in either Excel or PDF formats.

Both of the proposed lots after the split would be over .6 acres and over 100 feet of frontage. While Avoncrofts Sub does feature larger lots, we would end up being in the middle both in overall lot size and lot frontage. Based on the multiple meets and bounds legal descriptions, it appears that there have been a number of other lot splits that have been approved in the past.

Our goal it to build our personal residence on one lot and have my twin brother build his home on the other. We hope that this will be seen as a win/win for both us and the city. Improving the housing on a street that has some older run down homes and also increasing the tax revenue.

We hope that you are able to add us to the next council meeting. Please let me know if you need anything in advance or if there is a way for this to be re-reviewed prior to the next meeting.

Sincerely,  
Brandon & Lisa Schmidt  
244 Shadywood Rd  
(586) 883-4459