

February 7, 2017

Dear Zoning Board of Appeals:

We are requesting a side yard variance for our home located at 260 Winry Drive in Rochester Hills. As you may be aware, the North Hill subdivision was constructed in the mid 1950's. It is one of the oldest subdivisions, and smallest in terms of home and lot size, in the City of Rochester Hills.

We understand the City has created specific building envelope requirements to prevent the construction of big foot homes. However, the lots in the North Hill subdivision, ours being a sixty foot frontage, are simply too narrow to allow for an attached two car garage because of the new ten foot side yard requirement. We are requesting a variance of five feet so that we may make an addition to our home.

260 Winry has been our home for over twenty-three years. We love this neighborhood and enjoy all that Rochester Hills has to offer its citizens. Our dream is to make this our permanent retirement home. We have always planned on adding a two car garage, however we have concluded that we would benefit from having the garage attached to the house via a family room style addition. Wendy has had Multiple Sclerosis for over fifteen years, and while we are fortunate that disease progression is slow, having a home with living space all on one floor would be of great benefit. There are days that the stairs to the basement prove difficult to navigate and cause fatigue, however that is the only large space our family can gather – the home currently is just over 1,000 square feet. We have two children, both married, and four grandchildren. Ten people do not fit very comfortably in our current living room space.

Currently, there are approximately thirty homes in the North Hill subdivision with an attached garage – most much closer than ten feet to the side yard lot line. The most recent with an attached two car garage was completed just two to three years ago on Winry Drive. Our request is to somewhat increase the size of our home to a more reasonable amount of main floor living space. Following this letter are several pages of photos with homes in the North Hill subdivision that have an addition similar to what we are requesting.

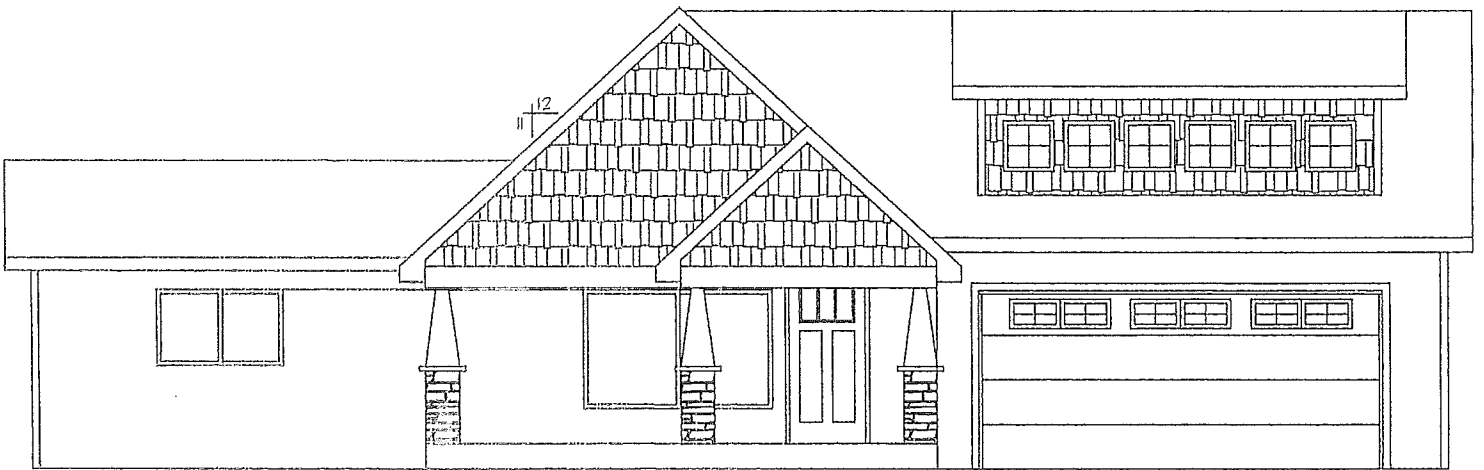
Thank you for your consideration of this request. We simply want a home of average square footage with an attached two car garage, not an unreasonable request for this area. We would like to improve our home and have it be comparable to many of our neighbors.

Kind regards,

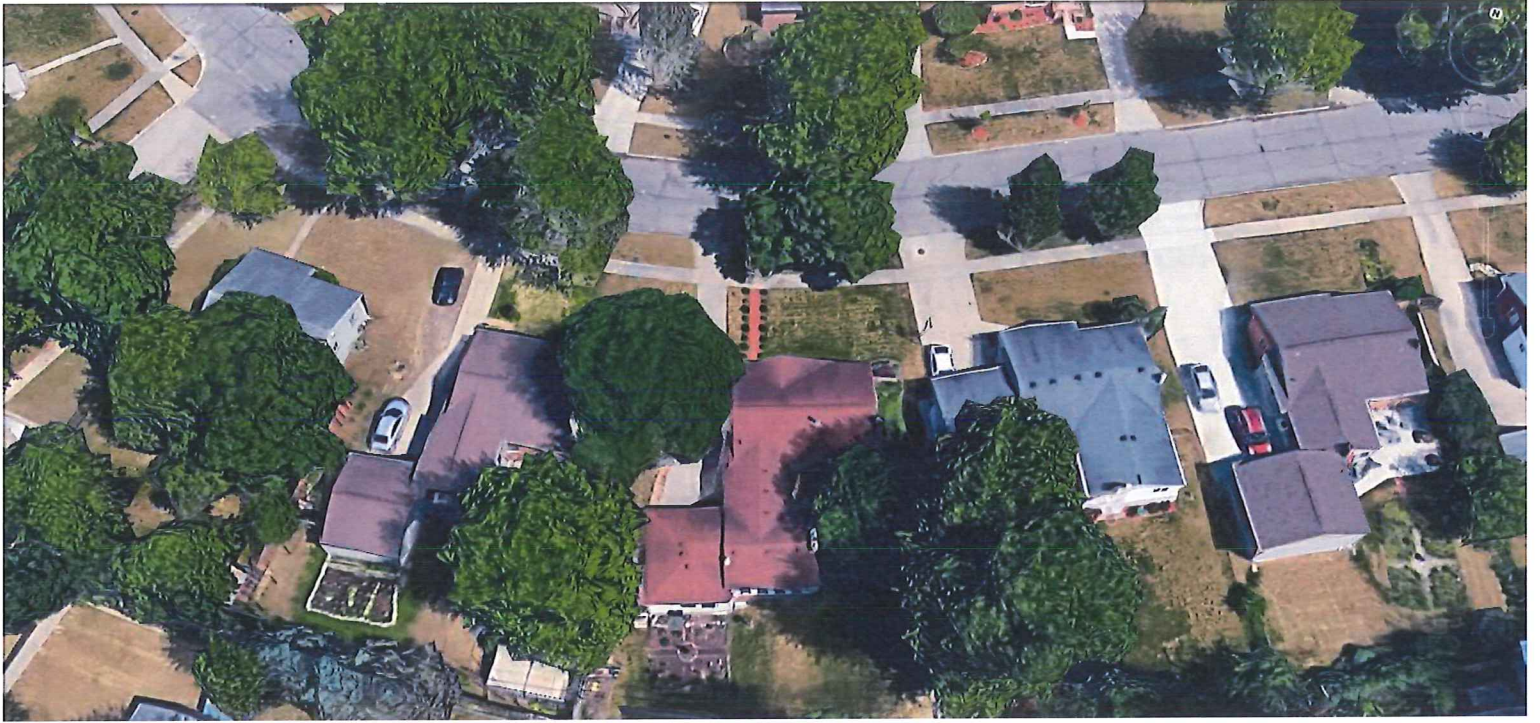
A handwritten signature in black ink that reads "David and Wendy Taylor". The signature is written in a cursive, flowing style.

David and Wendy Taylor

# 260 Winry Drive Taylor Home



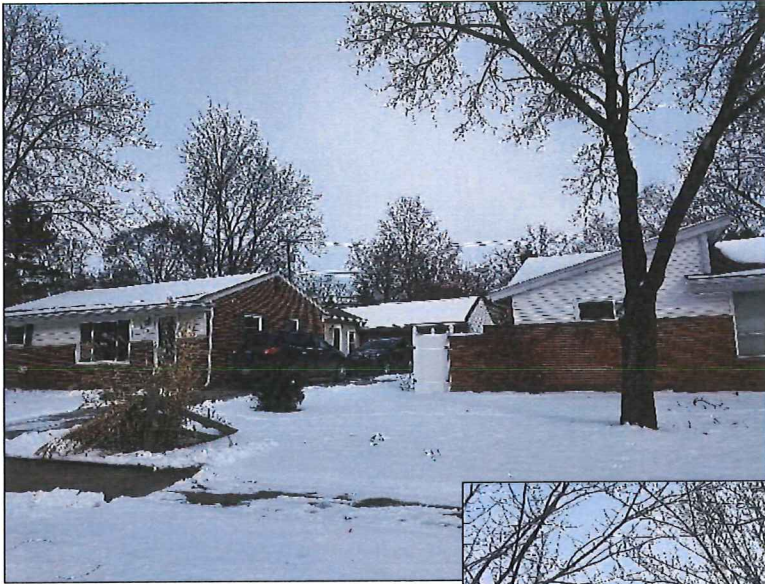
DRAWING OF PROPOSED HOME

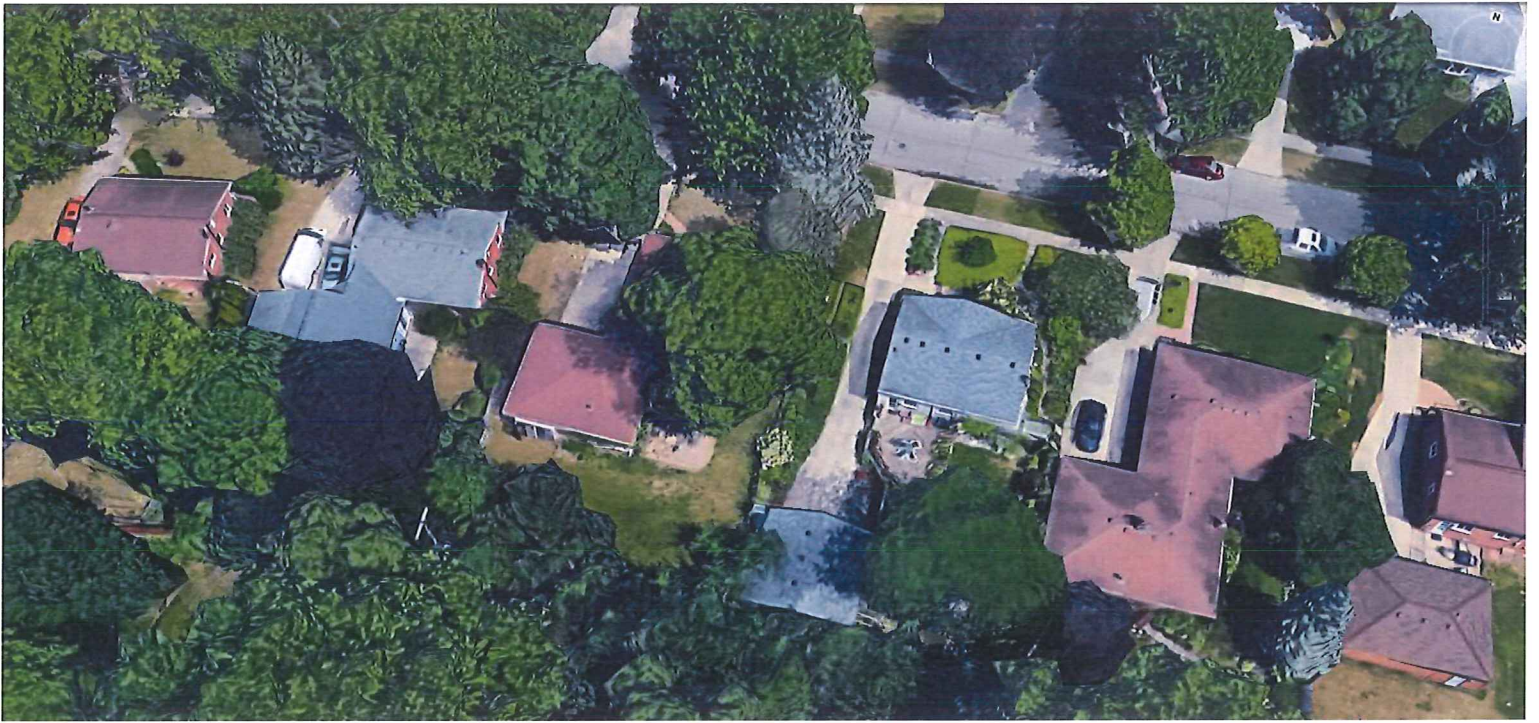


Winry Drive Additions



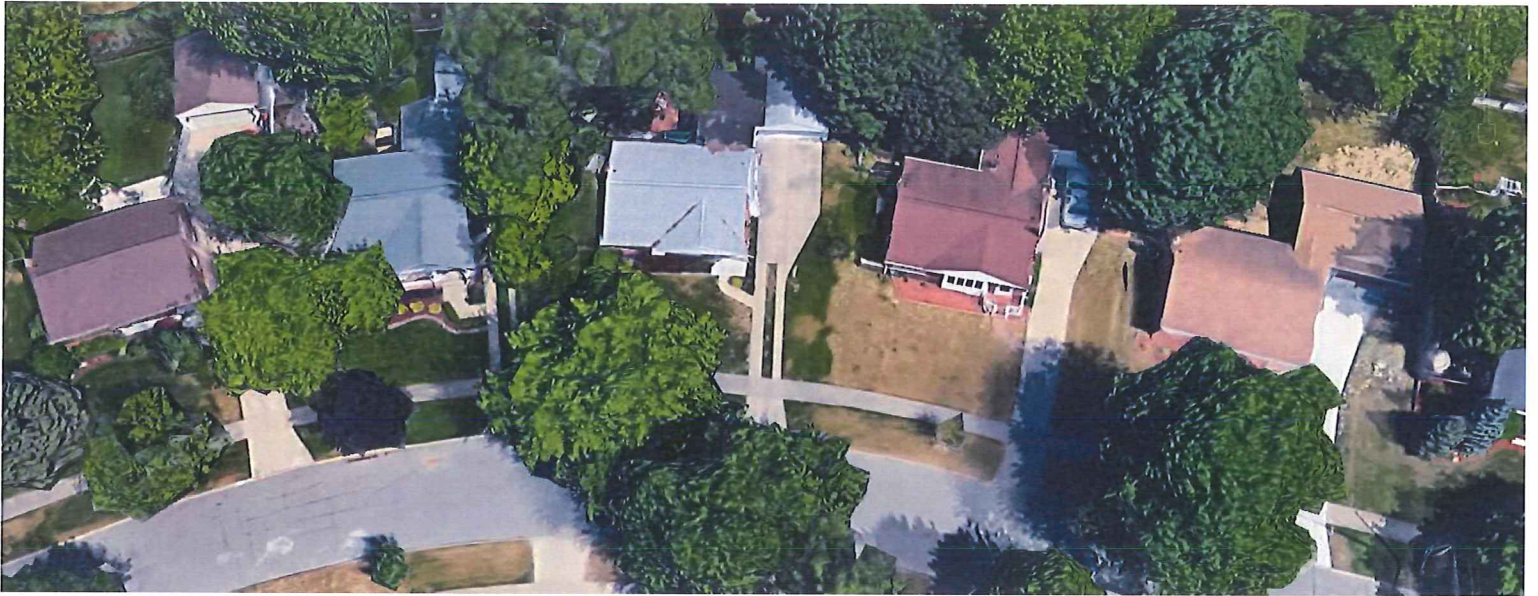
# Winry Drive Additions





Reitman Court Additions





North Hill Circle Additions

