



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org



Zoning Board of Appeals (ZBA) Application

Request Information

Request Type (as defined in Article 2 Chapter 4 Variances and Appeals of the City's Zoning Ordinance)

Variance:

- Dimensional (Non-Use)
 Use

- Appeal
 Interpretation

Conditional or Temporary Use Permit:

- Temporary Building or Use
 Excavation or Landfill Permit
 Other (please describe):

Property Information

Street Address <u>3785 Donley Ave. Rochester Hills MI 48309</u>	
Parcel Identification Number (can be obtained on the <u>Property Tax Look-Up page on the City's website</u>) <u>1532478009</u>	Platted Lot (if applicable) Subdivision: _____ Lot No.: _____
Current Use(s) <u>Residential District</u>	Zoning District <u>R-4</u>

Appeal (if applicable)

Regulations (as defined in Section 138-2.404 of the City's Zoning Ordinance)

An appeal may be taken to the ZBA by any person, firm or corporation, or by any officer, department, board or bureau affected by a decision of the Building Department concerning the enforcement of the zoning ordinance.

Requested Appeal(s)

Reason for Appeal

Interpretation (if applicable)

Regulations (as defined in Section 138-2.405 & Section 138-2.406 of the City's Zoning Ordinance)

The ZBA has the power to interpret the ordinance text and map whenever a question arises in the administration of the zoning ordinance as to the meaning and intent of the zoning ordinance.

Requested Article #(s), Section #(s), & Paragraph #(s) for Interpretation

Reason for Interpretation

Conditional or Temporary Use Permit (if applicable)

Regulations (as defined in Section 138-1-302 of the City's Zoning Ordinance)

The ZBA may issue a Temporary or Special Use Permit only when the use is to be in excess of 60 days



Department of Planning and Economic Development
(248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

ZBA Application

Dimensional (Non-Use) Variance (if applicable)

Ordinance Section(s) (variance being requested from)

Review Criteria (as defined in Section 138-2.407 of the City's Zoning Ordinance)

A non-use variance is a variance granted to provide relief from a specific standard in the ordinance, which usually relates to an area, dimensional or construction requirement or limitation.

To obtain a non-use variance, an applicant must present proof that a practical difficulty exists, and the practical difficulty must relate to a unique circumstance of the property, as distinguished from a personal circumstance or situation of the applicant.

Practical Difficulty. Describe how compliance with the strict letter of the regulations governing area, setback, frontage, height, bulk, lot coverage, density or other dimensional or construction standards will unreasonably prevent use of the affected property for a permitted purpose, or will render conformity with such restrictions unnecessarily burdensome.

Substantial Justice. Describe how granting the variance will do substantial justice to the applicant as well as to other property owners in the District.

Lesser Variance. Describe how granting a lesser variance would not give substantial relief to the applicant and/or be more consistent with justice to other property owners in the District.

Unique Circumstance. Describe how the request results from a special or unique circumstances peculiar to the affected property, that do not apply generally to other properties or uses in the same district or zone.

Not Self-Created. Describe how the alleged hardship has not been created by the actions of the applicant or any person having a current interest in the property.

Public Safety and Welfare. Describe how the request would not be materially detrimental to the public welfare or materially injurious to this property or other properties or premises in the zone or district in which the property is located.



Department of Planning and Economic Development
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

ZBA Application

Use Variance (if applicable)

Ordinance Section(s) (variance being requested from)

Section 138-10.308 Parking Commercial Vehicle

Review Criteria (as defined in Section 138-2.408 of the City's Zoning Ordinance)

A use variance is a variance that allows a property to be used in a way for which the ordinance does not otherwise permit in the Zoning District where the property is located.

To obtain a use variance, an applicant must present proof that an unnecessary hardship exists, and the unnecessary hardship must relate to a unique circumstance of the property, which prevents the applicant from reasonably using the property for a permitted purpose. **A use variance may not be applied for without first attempting to rezone the property.**

Reasonable Use. Describe how the affected property cannot be reasonably used or cannot yield a reasonable return on a prudent investment if only used for a purpose allowed in the Zoning District.

Unique Circumstance. Describe how the request results from a special or unique circumstances peculiar to the affected property and not to general neighborhood conditions.

The vehicle in question maintains the welfare and beautification of my neighborhood

Essential Character. Describe how the use to be authorized by the variance will not alter the essential character of the area and locality.

I provide service to most of my neighbors and there are no complaints against me, or vehicle in question. It is my daily driver and as I perform emergency service, I need to have access to its use at all time

Not Self-Created. Describe how the alleged hardship has not been created by the actions of the applicant or any person having a current interest in the property.

Public Safety and Welfare. Describe how the request would not be materially detrimental to the public welfare or materially injurious to this property or other properties or premises in the zone or district in which the property is located.



Department of Planning and Economic Development
 (248) 656-4660
 planning@rochesterhills.org
 www.rochesterhills.org

ZBA Application

Applicant Information

Name <i>David F. Turner</i>		
Address <i>3785 Denley Ave</i>		
City <i>Rochester Hills</i>	State <i>MI</i>	Zip <i>48309</i>
Phone <i>248 225 1622</i>	Email <i>Turnerlawn@Hotmail.com</i>	
Applicant's Legal Interest in Property <i>owner</i>		

Property Owner Information Check here if same as above

Name		
Address		
City	State	Zip
Phone	Email	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name <i>David F. Turner</i>	Date <i>4/3/17</i>
Property Owner's Signature	Property Owner's Printed Name	Date

OFFICE USE ONLY

Date Filed <i>4/11/2017</i>	File # <i>17-010</i>	Escrow # <i>N/A</i>
--------------------------------	-------------------------	------------------------