



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) Appeal **Conditional or Temporary Use Permit:**

Use Interpretation Temporary Building or Use

Other (please describe):

Property Information

Street Address	
Parcel Identification Number (can be obtained on the Property Tax Look-Up page on the City's website) 15-10-205-037	Platted Lot (if applicable) Subdivision: North Hill Lot No.: 136
Current Use(s) residential	Zoning District R4

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)
138-5.100

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.

A side yard set back of ten feet is restrictive for a sixty-six foot lot. An attached two car garage would never be possible.

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

Granting this variance request would increase the property value and allow the square footage and structure to be comparable to others in the neighborhood.

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.

A lesser variance would decrease the size of the garage, thus not allowing for two car parking OR it would require the garage to be in a position to the rear of the current home which would restrict the ability to park two vehicles.

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.

This is not a unique request. Approximately thirty homes in the North Hill subdivision have been granted building permits for attached two car garages.

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.

The size of lot creates the hardship; a side yard variance would allow for an attached two car garage which is fitting with other homes in the neighborhood as well as throughout the city.

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.

The requested addition is not encroaching on neighboring structures and causes no detriment or injury to any property in the zone. Increasing property values in the zone is a benefit to all.



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

ZBA Application

Applicant Information

Name David and Wendy Taylor		
Address 260 Winry Drive		
City Rochester Hills	State MI	Zip 48307
Phone 248-894-4498	Email wltaylor260@gmail.com	
Applicant's Legal Interest in Property owner		

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 WENDY TAYLOR	Date 5/17/17
Property Owner's Signature 	Property Owner's Printed Name WENDY TAYLOR	Date 5/17/17

OFFICE USE ONLY

Date Filed	File #	Escrow #
------------	--------	----------