



Department of Planning and Economic Development  
 1000 Rochester Hills Dr.  
 Rochester Hills, MI 48309  
 (248) 656-4660  
[planning@rochesterhills.org](mailto:planning@rochesterhills.org)  
[www.rochesterhills.org](http://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:  Appeal  Interpretation  Conditional or Temporary Use Permit:

Dimensional (Non-Use)  Temporary Building or Use

Use  Excavation or Landfill Permit

Other (please describe):

### Property Information

Street Address <i>3536 emmons Ave. Rochester hills mi 48307</i>	
Parcel Identification Number (can be obtained on the <u>Property Tax Look-Up page</u> on the City's website) <i>15-36-405-029</i>	Platted Lot (if applicable) Subdivision: <i>Brookland Sub</i> Lot No.:
Current Use(s) <i>Primary home</i>	Zoning District

### 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



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## ZBA Application

### Applicant Information

Name <i>Robert Scott Carpenter</i>		
Address <i>3536 Emmons Ave.</i>		
City <i>Rochester hills</i>	State <i>Michigan</i>	Zip <i>48307</i>
Phone <i>2489145265</i>	Email <i>kllakane454@gmail.com</i>	
Applicant's Legal Interest in Property <i>owner</i>		

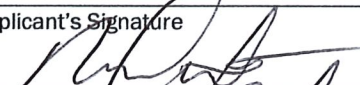
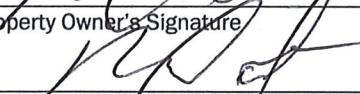
### Property Owner Information Check here if same as above

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>Robert Carpenter</i>	Date <i>3/1/19</i>
Property Owner's Signature 	Property Owner's Printed Name <i>Robert Carpenter</i>	Date <i>3/1/19</i>

### OFFICE USE ONLY

Date Filed <i>4-8-19</i>	File # <i>19-014</i>	Escrow #
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ZBA  
 Application

**Dimensional (Non-Use) Variance (If applicable)**

**Ordinance Section(s) (variance being requested from)**  
 138-5.101C "Cornerlots" - the side street yard shall not be less than 15 feet in R-3 & R-4 District

**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.  
 By complying with ordinance its very difficult to transport our young children groceries & personal property to and from our automobiles when extreme weather is present, lack of an attached garage only makes this more difficult.

**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 the variance would not only allow a practical use for fair & extreme weather to my family it would also increase property value & curb appeal. Also with the proposed porch & walkway I would be able to believe the walkways of gutter down spouts away & not cross over walkways, creating a trip hazard & slip hazard during winter & fall.

**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 not allow for adequate walkway space between the support posts & existing home structure.

**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.  
 the property & existing structures for parking don't allow for ease of use, other properties in the district typically exhibit either an attached garage or are arranged with a driveway on perrons were my property only has driveways only on harrad.

**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.  
 I am not the original owner or builder of this property, thereby I had no control over structure placement during original construction

**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 new covered walkway would only increase curb appeal & value. the proposed structure would not hinder or impend pedestrian or automobile traffic in any manner.