



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>1497 WALTON BOULARD.</u>		
Parcel Identification Number (can be obtained on the <u>Property Tax Look-Up page on the City's website</u>) <u>15-16-202-001</u>		Platted Lot (if applicable) Subdivision: Lot No.:
Current Use(s)	Zoning District <u>R-1</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

I am appealing this because the requirement to have 37.6 ft from orchardale dr. will make my lot not buildable.

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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Dimensional (Non-Use) Variance (if applicable)

Ordinance Section(s) (variance being requested from)

Section 138-5.101

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. \

it makes lot not buildable

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

it makes lot not buildable

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.

the variance would get us to the ordinance minimum which is a 25ft. side yard set back

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.

long lot behind ours with houses that are set way back causing this average front yard set back ordinance to make my lot not buildable

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.

not self created

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.

does not cause public safety concerns or welfare



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ZBA Application

Applicant Information

Name <u>BUKURISE LOGU</u>		
Address <u>523 ROCHDALE DR. ST</u>		
City <u>ROCHESTER HILLS</u>	State <u>MI</u>	Zip <u>48309</u>
Phone <u>586-219-5585</u>	Email <u>bae1907@hotmail.com</u>	
Applicant's Legal Interest in Property		


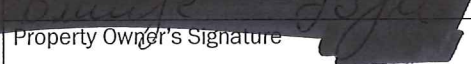
Property Owner Information ☒ Check here if same as above

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 <u>BUKURISE LOGU</u>	Date <u>08-09-2017</u>
Property Owner's Signature 	Property Owner's Printed Name	Date

OFFICE USE ONLY

Date Filed	File # <u>17-032</u>	Escrow #
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