



Legislation Details (With Text)

File #: 2017-0221 **Version:** 1

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File created: 5/2/2017 **In control:** Zoning Board of Appeals

On agenda: 5/10/2017 **Final action:** 5/10/2017

Title: PUBLIC HEARING - FILE NO. 17-012
Location: 281 Orchardale Dr., located on the southeast corner of Orchardale and Stockport Drives, south of Walton Blvd., and west of S. Livernois Rd., Parcel Identification Number 15-16-251-001, and zoned R-1 (One Family Residential).

Requests: Item #1 - A request for a variance of 12.31 feet from Section 138-5.101.B. (Established Building Line) of the Code of Ordinances, which states in the event there is an established building line along a street (as determined by the reviewing official), the front yard and/or side street yard setback requirement shall be the established building line, which is the average front yard setback minus 10 feet of adjacent dwellings within 200 feet on each side of the lot on the same side of the street of the subject parcel, or 60 feet whichever is less. The Building Department identified the established building line parallel to Orchardale Dr. at approximately 58 feet. Submitted plans for a proposed garage addition on the Orchardale Dr. side indicates a front yard setback of 45.69 feet.

Item #2 - A request for a variance of 12.17 feet from Section 138-5.101.B. (Established Building Line) of the Code of Ordinances, which states in the event there is an established building line along a street (as determined by the reviewing official), the front yard and/or side street yard setback requirement shall be the established building line, which is the average front yard setback minus 10 feet of adjacent dwellings within 200 feet on each side of the lot on the same side of the street of the subject parcel, or 60 feet whichever is less. The Building Department identified the established building line parallel to Stockport Dr. at approximately 49.3 feet. Submitted plans for a proposed porch/family room addition on the Stockport Dr. side indicates a front yard setback of 37.13 feet.

Applicant: Amy Bunch
281 Orchardale Dr.
Rochester Hills, MI 48309

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report Orchardale ZBA.pdf, 2. Location Map.pdf, 3. Structure Footprint Map.pdf, 4. Aerial Map.pdf, 5. Application.pdf, 6. Applicant's Photos.pdf, 7. Site plans-floor plans-elevations.pdf, 8. Denial Letter.pdf

Date	Ver.	Action By	Action	Result
5/10/2017	1	Zoning Board of Appeals		

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