



## Legislation Details

**File #:** 2017-0409      **Version:** 1

**Type:** Variance / Modification      **Status:** Passed

**File created:** 9/13/2017      **In control:** Zoning Board of Appeals

**On agenda:**      **Final action:** 9/13/2017

**Title:** PUBLIC HEARING - FILE NO. 17-032  
Location: 1497 Walton Blvd., a vacant lot, located on the southeast corner of Walton Blvd. and Orcharddale Dr., Parcel Identification Number 15-16-202-001, and zoned R-1 (One Family Residential).

Request: A request for a variance of 12.6 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 proposed house faces Walton Blvd. and has a proper front yard setback. Being a corner lot, the structure must also comply with the established building line on the east side of Orcharddale Dr. The Building Department identified the established building line for Orcharddale Dr. at 37.6 feet. Submitted plot plan proposes a front (side street) yard setback along Orcharddale Dr. of 25 feet, a violation of 12.6 feet.

Applicant: Logu Bukurije  
523 Rochdale Dr.  
Rochester Hills, MI 48309

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report Walton ZBA.pdf, 2. Location Map.pdf, 3. Aerial Map.pdf, 4. Application.pdf, 5. Homeowners Assoc. letter.pdf, 6. Structure Layout of area.pdf, 7. Site Plan.pdf, 8. Denial letter.pdf, 9. ZBA Minutes-Established Bldg Line Interpretation.pdf, 10. ZBA Minutes-281 Orcharddale Established Bldg Line.pdf

Date	Ver.	Action By	Action	Result
9/13/2017	1	Zoning Board of Appeals	Approved	Pass