



City of Rochester Hills
Zoning Board of Appeals
Sign Board of Appeals
2009 Annual Report

ZONING BOARD OF APPEALS MEMBERS

*Ernest Colling, Chairperson; Gerard Verschueren, Vice Chairperson
J. Martin Brennan, Jr., Deborah Brnabic, Jim Duistermars
Michael McGunn, Bryan Monaghan*

The Zoning Board of Appeals is a seven-member board comprised of Rochester Hills' residents appointed by City Council for three-year terms. One Board member is also a member of City Council, and one Board member is also a member of the Planning Commission, who serves a one-year term. The Zoning Board of Appeals also serves as the City's Sign Board of Appeals.

The Board was established pursuant to Chapter 138 (the Zoning Ordinance) of the Rochester Hills Code of Ordinances, and pursuant to the Michigan Zoning Enabling Act, P.A. 110 of 2006 (as amended).

2009 APPEALS/PUBLIC HEARINGS

The Zoning Board of Appeals heard two variance requests and conducted public hearings on the following matters:

275 Parsons Lane: Variance request from Section 138-1067(c) to allow construction of an accessory structure with a side yard setback of 18.4 feet (25-foot required). This matter was withdrawn by the applicant.

1301 S. Rochester Road: 1) Variance request of 43 feet from Section 138-5.100 to allow construction of an addition to an existing building resulting in a front yard setback of 32 feet (75-foot required). This matter was granted.

2) Variance request of 48 feet from Section 138-5.101(f)(6) to allow construction of an addition to an existing building resulting in a side yard setback of 27 feet (75-foot required). This matter was granted.

The Sign Board of Appeals heard three variance requests and conducted public hearings on the following matters:

1495 N. Rochester Road: Variance request to allow panel change to an existing non-conforming sign pursuant to Section 134-107(5). (Removal required when sign is voluntarily changed or relocated). This matter was granted.

532 S. Rochester Road: Variance request to allow panel change to an existing non-conforming sign pursuant to Section 134-107(2). (Removal required when name of business changes). This matter was granted.

1930 Star Batt Drive: Variance request to allow one off-premises sign pursuant to Section 134-115(a) to allow location advertising for four businesses with no frontage on a main road. (Ordinance does not permit off-premises signs). This matter was granted.

2009 MEETINGS

The Zoning Board/Sign Board of Appeals held four meetings in 2009.

FUTURE PLANS

The City's Zoning Ordinance was extensively revised in April 2009. The Board intends to hold a work session to receive an update regarding those revisions to the Ordinance as they apply to the Board's jurisdiction, powers and duties.

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