



innovative by nature

Bryan K. Barnett
Mayor

April 12, 2012

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Father and Son Construction
5032 Rochester Rd.
Troy MI. 48093ay City, MI. 48093

RE: Application for Building Permit
430 W. Hamlin Rd
Sidwell # 15-22-451-002

Dear Sir or Madam

We are in receipt of your application for a building permit to construct an accessory structure (garage) at the above referenced location, however, your application does not meet the requirements as set forth in our Ordinance for the following reason:

Item #1

Rochester Hills ordinance Section 138-10.102A "Area states:
"In no instance shall the combined floor area of all detached accessory structures located on a lot exceed the ground floor living area of the main building or 720 square feet, whichever is less, unless provided otherwise in Section 138-10.105.

The plan indicates an existing barn and shed with a total square footage of 1773.57. The total permitted square footage for detached accessory buildings on this acreage parcel is 1520 square feet. The existing accessory structures exceed the allowable square footage by 253.57 square feet. The proposed garage further increases the non-conformity by 576 square feet to a total of 829.57 over the total allowable square footage.

Therefore, we are unable to approve your application and are issuing this letter of denial. *You may revise your plans and application in compliance with the Ordinance by eliminating the violation. Revised plans should be submitted to the Building Department for review.*

An appeal of this denial or variance may be requested of the Rochester Hills Zoning Board of Appeals. If you decide to take this matter before the Zoning

Board of Appeals, a filing fee and your application for a public hearing before the Zoning Board of Appeals must be submitted to the Planning Department within forty-five days of the date of this letter. Your application will then be placed on the next available agenda.

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1. Compliance with the strict letter of the restrictions governing area, setback, frontage, height, bulk, lot coverage, density or other dimensional or construction standards will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with such restrictions unnecessarily burdensome.
2. A grant of the variance will do substantial justice to the applicant as well as to other property owners in the district, and a lesser variance will not give substantial relief to the applicant as well as be more consistent with justice to other property owners in the zoning district.
3. The plight of the applicant is due to the unique circumstances of the property.
4. The problem is not self-created.
5. The spirit of the ordinance will be observed, public safety and welfare secured and substantial justice done.
6. There is compliance with the standards set forth in Ordinance, Section 138-2.400B (see enclosure).
7. There is compliance with the standards for discretionary decisions as contained in Ordinance, Section 138-2.302 (see enclosure).

If you have any questions regarding the above, please feel free to contact me at 248-656-4615.

Sincerely,

BUILDING DEPARTMENT

Robert White
Supervisor of Ordinance Compliance