

Dear ZBA Members,

Thank you for taking our appeals into consideration. We wanted to provide some additional information in the hopes it helps in your review. We moved to the area a few years ago knowing that Rochester Hills is where we wanted to raise our twin girls (starting Kindergarten in the fall!). We bought my wife's parents house in the Valley Stream subdivision, which is the same house she grew up in. Over the last couple of years, we have been working with contractors to update the home on the inside and are now addressing the exterior of the home. We have gone through the appropriate permitting and approvals on all projects we have undertaken. The City has been great to work with both in the office and in the field during inspections. Our intentions are to make this our forever home!

This phase of improvements includes replacing the roof, siding, and deck. We are replacing the original wood deck with an exposed aggregate patio which will also have a hot tub. The proposed roof over the patio will provide some privacy for us and our neighbors and allow us to enjoy the backyard in the elements. Looking through the neighborhood we noticed other homes that have constructed similar roof structures, and we are looking to share the same feature on our property.

On the application you will notice we have filled out a dimensional variance and an appeal request of the ordinance outlining the yard requirements. We do have an irregular lot with lines not parallel/perpendicular and is unique in how it is orientated compared to the neighboring lots and the designated open space. The lots were drawn several decades ago under different zoning conditions. Our backyard abuts the side yard of our neighbor's house, not the back yard as most other homes in the neighborhood do. Most people tend to congregate in the front or rear yards, and you can see the play structures are in the backyards. The projection of the patio roof in our original submission will leave a 25' setback from our neighbor's side yard. While we do understand this is considered our rear yard, we do back up to our neighbor's side yard and the 25' is significantly greater than the required side yard requirements. We have reviewed this with both neighbors and have staked out the extents of the patio/roof extension for a visual representation. Both neighbors support our efforts to improve the property and are agreeable with the 10' variance (and the 25' setback to the structure). Photos are included showing an outline of the proposed structure at the 25' setback.

If we are unable to get the 10' variance we ask for an appeal of the reduced setback for lots that 'border' or are 'adjacent' to designated open spaces. The related ordinance sections are noted in the application. As you can see from the plot plan, our lot meets the intent of the ordinance in that our yard borders with the designated open space. We also meet the other condition as the designated open space is much greater than 100' in width at our lot. If a favorable outcome of the appeal is granted, our variance would only need to be 5' to allow the structure to be at a 25' setback from the property line.

We understand the importance of adhering to zoning regulations, and we believe the proposed setback reduction is justified due to the unique circumstances of the property. We are committed to working with the ZBA to ensure that the proposed project complies with all other applicable regulations and guidelines.

Thank you again for your time and consideration and look forward to discussing it further.

Sincerely,

Matt and Maggy Lerg



Green lines represent the requested 25' setback. The orange line represents the 35' setback.



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