



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING SPECIAL ZONING BOARD OF APPEALS MEETING

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS ZONING BOARD OF APPEALS will hold a Public Hearing on February 11, 2026 at 7:00 p.m. to consider the following request:

REQUEST: PVAI2025-0004 – The applicant is requesting a variance from Sec. 138-5.100 *Schedule of Regulations*, which requires a 25-foot front yard setback in the R-4 One Family Residential zoning district. The proposed variance, if granted, would allow for the construction of a covered porch addition to the existing home, resulting in a front yard setback of 21'-6".

LOCATION: 3049 Avalon Rd., located south of Auburn Rd. and east of Adams Rd., Parcel 15-31-102-011, zoned R-4 One Family Residential District.

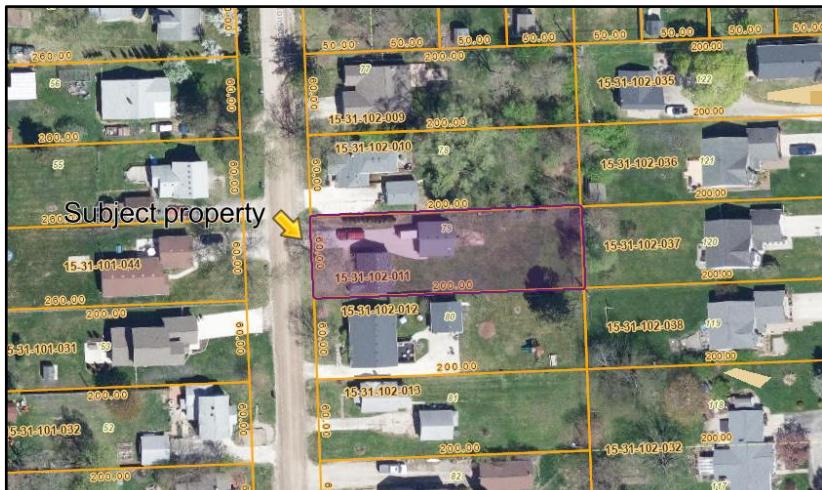
APPLICANT: Christopher Wagner, 3049 Avalon Rd., Rochester Hills, MI 48309.

The Public Hearing will be held at the Rochester Hills Zoning Board of Appeals Meeting on **Wednesday, February 11, 2026**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.

Application materials can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org. Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, February 3, 2026 in order to be included in the Zoning Board of Appeals agenda that will be posted online. Comments received after that time, up to 4:00 p.m. the day of the meeting, will be provided to the Zoning Board of Appeals and included in the City's legislative file. Comments can also be provided to the Zoning Board of Appeals at the public hearing.

Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Ken Koluch, Chairperson
Rochester Hills Zoning Board of Appeals
Dated this 21st day of January 2026
Publish: January 27, 2026
At Rochester Hills, Michigan



RH Development Project Map
View the status of current and ongoing development projects throughout the City.

RHConnect
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RH Legislative Center
Agendas packets, that include the information being reviewed by the Planning Commission, are typically posted 6-7 days prior to the meeting