



# Rochester Hills

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## Master

**File Number: 2011-0318**

**File ID:** 2011-0318

**Type:** Variance / Modification

**Status:** To Council

**Version:** 1

**Reference:** 05-006

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 07/12/2011

**File Name:** Sidewalk Waiver for Donaldson in Hickory Ridge

**Final Action:**

**Title label:** Request for Approval of a Sidewalk Variance for the east side of Donaldson in the Hickory Ridge Site Condominium development, City File No. 05-006, located east of Livernois, south of Auburn. The development was approved by City Council in February of 2007; Benchmark Homes, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Memo Anzek 072611.pdf, Letter Karim 072811.pdf, Map - Donaldson.pdf, Location Map.pdf, Subdivision Ordinance - Variances.pdf, Site Plans.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council Regular Meeting	08/08/2011					

### Text of Legislative File 2011-0318

**Title**

Request for Approval of a Sidewalk Variance for the east side of Donaldson in the Hickory Ridge Site Condominium development, City File No. 05-006, located east of Livernois, south of Auburn. The development was approved by City Council in February of 2007; Benchmark Homes, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby grants/denies a Sidewalk Variance along the east side of Donaldson in the Hickory Ridge Site Condominium development located east of Livernois, south of Auburn, in accordance with the provisions of Section 122-91 through 94 of the Subdivisions Ordinance with the following findings:

Findings for approval:

1. There are special circumstances or conditions affecting the property such that the strict application of this article would deprive the applicant of the reasonable use of his land.
2. The Variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. The granting of the Variance will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.
4. The Variance will further the written objectives and policies of this Code and the Master Land Use Plan.

Findings for denial:

1. There are no special circumstances or conditions affecting the property such that the strict application of this article would deprive the applicant of the reasonable use of his land.
2. The Variance is not necessary for the preservation and enjoyment of a substantial property right of the petitioner.
3. The granting of the Variance will be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.
4. The Variance will not further the written objectives and policies of this Code and the Master Land Use Plan.