



Rochester Hills

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Master

File Number: 2011-0329

File ID: 2011-0329

Type: Variance / Modification

Status: To Council

Version: 1

Reference: 07-011

Controlling Body: City Council
Regular Meeting

File Created Date : 07/28/2011

File Name: Variance from Tree Conservation Ordinance

Final Action:

Title label: Request for a Tree Variance from the 37% preservation requirements of the Tree Conservation Ordinance for property located on Mill Race, north of Washington, proposed for a land division for four residential parcels, Howard Elandt, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Staff Report.pdf, Email Elandt 072911.pdf, Elandt and Arborist letter 070811.pdf, Map.pdf, Map 2.pdf, Cert of Survey.pdf, Conservation Easement.pdf, Tree Plan (Pg 1 of 3).pdf, Tree Plan (Pg 2 of 3).pdf, Tree Plan (Pg 3 of 3).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:
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Text of Legislative File 2011-0329

Title

Request for a Tree Variance from the 37% preservation requirements of the Tree Conservation Ordinance for property located on Mill Race, north of Washington, proposed for a land division for four residential parcels, Howard Elandt, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves/denies the request for a Tree Variance from the 37% requirement of the Tree Conservation Ordinance for Parcel No. 15-01-100-016, 10.2 acres located on Mill Race, north of Washington, zoned R-E, Residential Estate with the following findings:

Findings:

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 Variance will further objectives and policies of this article, this Code, the Zoning Ordinance in Chapter 138, and the Master Land Use Plan.

-or-

Findings:

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 Variance will not further objectives and policies of this article, this Code, the Zoning Ordinance in Chapter 138, and the Master Land Use Plan.