



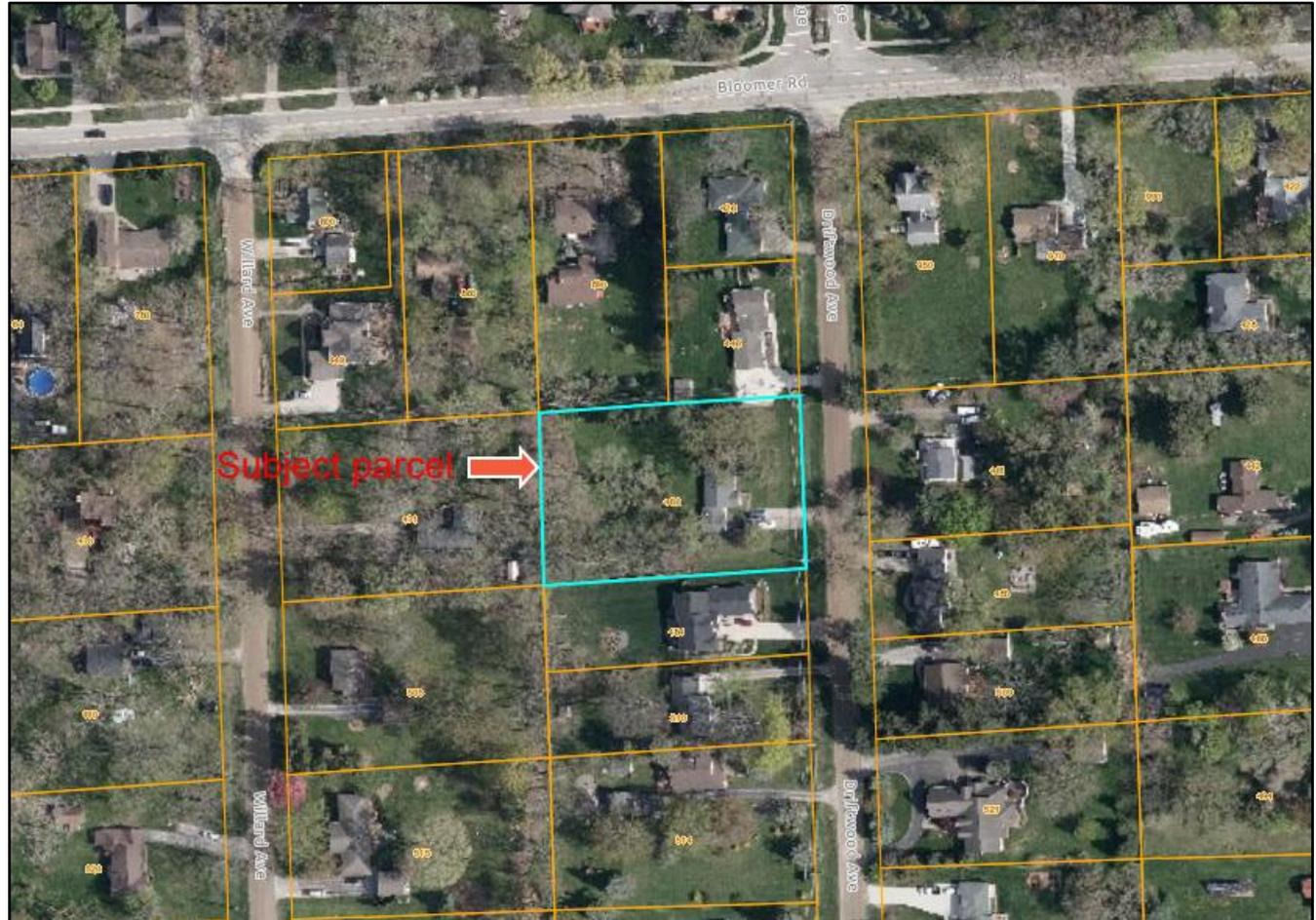
466 Driftwood
Variance – Required Lot
Width
PVAI2025-0005

City of Rochester Hills
Zoning Board of Appeals
July 9, 2025

466 DRIFTWOOD

VARIANCE – REQUIRED LOT WIDTH

- Site
 - 466 Driftwood Ave., located south of Bloomer Rd. and west of John R.
- Request
 - The applicant is requesting an appeal of the decision to deny a land division application for the subject property, the denial of which was partially based upon the proposed lots not meeting the minimum required width of 90 feet in the R-3 One Family Residential Zoning District per Sec. 138-5.100 *Schedule of Regulations*.
 - In addition to the appeal, the applicant is requesting a dimensional variance from Sec. 138-5.100 *Schedule of Regulations*, which requires a minimum lot width of 90 feet in the R-3 One Family Residential Zoning District. The proposed variance, if granted, would potentially allow for the division of the existing parcel into two separate parcels, each with a lot width of 80 feet.



466 DRIFTWOOD VARIANCE – REQUIRED LOT WIDTH



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	Zoning	Existing Land Use	Future Land Use
Subject Site	R-3 One Family Residential	Residential Home	Residential 4
North	R-3 One Family Residential	Single Family Homes	Residential 4
South	R-3 One Family Residential	Single Family Homes	Residential 4
East (across Driftwood)	R-3 One Family Residential	Single Family Homes	Residential 4
West	R-3 One Family Residential	Single Family Homes	Residential 4

466 DRIFTWOOD

VARIANCE – REQUIRED LOT WIDTH

District	Minimum Lot		Maximum Building Height ^A		Minimum Yard Setback (feet)				Min. Floor Area (sq. ft.)	Max. Lot Coverage (all buildings)
	Area (sq. ft.)	Width (ft.)	Stories	Feet	Front	Side (each)	Side (total)	Rear		
RE	43,560	120	2	35	40 ^B	15 ^{C,D}	30 ^D	35 ^O	1,500	25%
R-1	20,000	100	2	35	40 ^B	15 ^{C,D}	30 ^D	35 ^O	1,500	25%
R-2	15,000	100	2	35	40 ^B	15 ^{C,D}	30 ^D	35 ^O	1,400	25%
R-3	12,000	90	2	30 ^P	30 ^B	10 ^{C,D}	20 ^D	35 ^O	1,200	30%
R-4	9,600 ^R	80 ^R	2	30 ^P	25 ^{BJ}	10 ^{C,D}	20 ^D	35 ^O	912	30%
R-5	See Article 6, Chapter 7 for one-family flex residential district regulations									
RM-1	See Article 6, Chapter 1 for multiple family district regulations									
RCD	See Article 6, Chapter 2 for one-family residential cluster district regulations									
RMH	See Article 6, Chapter 4 for manufactured housing park district regulations									
MR	See Article 6, Chapter 5 for mixed residential (overlay) district regulations									

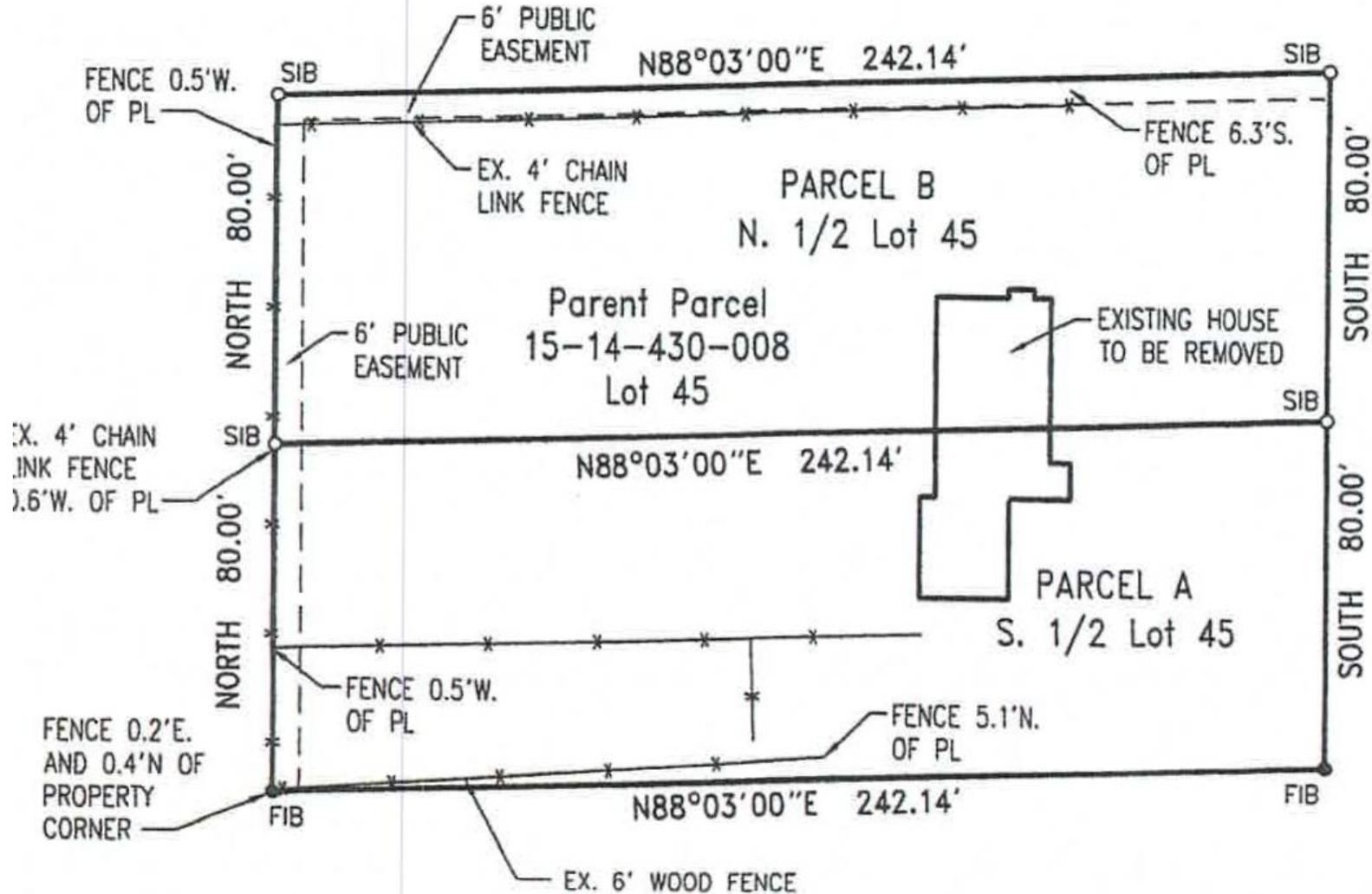
SECTION 138-5.100 - Schedule of Regulations

Table 6. Schedule of Regulations –

RESIDENTIAL DISTRICTS

466 DRIFTWOOD

VARIANCE – REQUIRED LOT WIDTH



DRIFTWOOD 60' WIDE

466 DRIFTWOOD

VARIANCE – REQUIRED LOT WIDTH

SECTION 138-2.407 - Dimensional Variance

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 this ordinance will be observed, public safety and welfare secured, and substantial justice done.

466 DRIFTWOOD VARIANCE - REQUIRED LOT WIDTH

