



innovative by nature

Bryan K. Barnett
Mayor

September 7, 2011

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Mr and Mrs. Daniel McNeil
3488 Hazelton
Rochester Hills, MI. 48307

RE: Application for Building Permit
3488 Hazelton
Sidwell # 15-34-176-014

Dear Mr. McNeil,

We are in receipt of your application for a building permit to construct an addition to an existing garage at the above referenced address, however, your application does not meet the requirements as set forth in our Ordinance for the following reason:

Item #1

According to the Rochester Hills ordinance Section 138-10.102 A, the total amount of square footage allowed for residential accessory structures is limited to 720 square feet. According to the submitted plot plan and construction drawings, the existing garage is 710.4 square feet. The proposed addition to the garage is 179.5 square feet for a total of 889.9 square feet. This is a violation of 169.9 square feet.

Therefore, we are unable to approve your application and are issuing this letter of denial. *You may revise your plans and application in compliance with the Ordinance by eliminating the violation. Revised plans should be submitted to the Building Department for review.*

An appeal of this denial or variance may be requested of the Rochester Hills Zoning Board of Appeals. If you decide to take this matter before the Zoning Board of Appeals, a filing fee and your application for a public hearing before the Zoning Board of Appeals must be submitted to the Planning Department within forty-five days of the date of this letter. Your application will then be placed on the next available agenda.

[Name of Addressee]

[Date]

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If you seek a variance, it is necessary to show a practical difficulty in the way of carrying out the strict letter of the ordinance. In determining whether a practical difficulty exists, the Zoning Board of Appeals **MUST** find that:

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 the ordinance will be observed, public safety and welfare secured and substantial justice done.
6. There is compliance with the standards set forth in Ordinance, Section 138-109.c (see enclosure).
7. There is compliance with the standards for discretionary decisions as contained in Ordinance, Section 138-1306.d (see enclosure).

[Name of Addressee]

[Date]

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If you have any questions regarding the above, please feel free to contact me at 248-656-4615.

Sincerely,

BUILDING DEPARTMENT

Robert White
Supervisor of Ordinance Services

cc: Sandy DiSipio, Planning Department