



innovative *by* nature

Bryan K. Barnett
Mayor

April 3, 2025

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District 2

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District 3

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At-Large

Marvie Neubauer
At-Large

David Walker
At-Large

Mohammed, Zeeshanuddin Ghori
2069 Rochelle Park Dr
Rochester Hills, MI 48309

Re: Land Division
Parcel # 15-28-226-009

To Whom it May Concern:

The City of Rochester Hills has reviewed your Land Division Application for the above referenced parcels and it has been **DENIED**.

The reasons for denial are:

Please see attached memos from the Engineering Department, Building Department and Planning Department

Details for denial are outlined on the attached memorandum dated March 28, 2025 from the Engineering Department, March 31, 2025 from the Building Department and April 2, 2025 from the Planning Department.

If you have any further questions about the denial of the land division application, *please call the department denying the land division*. Engineering – 248-656-4640, Planning – 248-656-4660, Building – 248-656-4615, Accounting – 248-656-4632 and Treasury – 248-656-4675.

Sincerely,

Laurie Taylor

Laurie Taylor, Director
Assessing Department

LT/hs

Enclosures: Review comments from DPS/Engineering Services, Building & Planning

c: Jodi Welch, Building Department
Jason Boughton, DPS/Eng
File



BUILDING DEPARTMENT
Michael Viazanko

From: Jodi Welch, Ordinance Manager
To: Laurie Taylor, Director of Assessing

DISAPPROVED

Date: March 31, 2025
Re: Land Division Application Parcel Number:
15-28-226-009

Buildable Lots:

Proposed parcels A and B are both irregular shaped lots and are zoned R-3, single-family residential.

Proposed parcels A and B will have sufficient lot area (minimum 12,000 sf) but will not have sufficient width (minimum 90') for the proposed uses and zoning.

Site Access:

Parcels A and B will have vehicular access from Livernois Rd.

Site Structures:

The current site contains an existing house and attached garage. This structure will be required to be demolished before the land division is completed.

This proposed land division is disapproved. Proposed parcel A and parcel B does not meet the ordinance provision for minimum lot width in the R-4 district.

Additionally, it is also disapproved due to the existing residential structure. The residential structure shall be completely removed.

This proposed land division was not reviewed for wetlands, floodplains or drainage.

Please contact me directly at (248) 841-2439 if you have any additional questions or comments.



Planning and Economic Development

Sara Roediger, AICP, Director

From: Chris McLeod, AICP, Manager of Planning
To: Laurie Taylor, Director of Assessing
Date: 4/2/25
Re: Land Division Application for 15-28-226-009 (2194 Livernois)

The Planning and Economic Development Department has reviewed the land division/combination application for the subject parcel in accordance with the City of Rochester Hills Zoning Ordinance (Chapter 138) and Land Division Ordinance (Chapter 122) and recommends **DENIAL** of the requested land division as further described below.

1. **Minimum Lot Size and Front Width** (Section 122-28(b)(2) and 138-5.100-101). The minimum lot size in area and the minimum front lot line width of any lot, outlot, or other parcel of land shall be in compliance with the applicable requirements of the city zoning ordinance.

The application proposes to split the existing lot that has frontage on Livernois Road of 177.25 feet, into two (2) lots. The lot extends to the west, from Livernois and has a depth of approximately 333 feet. The existing parcel is subject to the R-3 One Family Residential zoning district. The existing parcel currently has a residence located central to the parcel. The survey shows that the residence is to be removed along with the existing driveway.

Parcel A is proposed to be 88.625 feet in width at the front lot line along S. Livernois Road, and Parcel B is also proposed to have a lot width of 88.625 feet. The lot area of each lot is proposed to be slightly over 23,000 square feet.

The minimum lot width requirement in the R-3 district is 90 feet and the minimum lot area is 12,000 square feet. Therefore, the lots as proposed do not have the minimum lot width as required by ordinance.

Requirement	Existing	Proposed	Proposed	Staff Comments
	70-15-28-226-009	Parcel A	Parcel B	
Min. Lot Width 90 ft.	177.25 feet along Livernois	88.625 feet along S. Livernois Road	88.625 feet along S. Livernois Road	Proposed Parcels A and B do meet the minimum lot width requirements of the R-3 One Family Residential District.
Min. Lot Area 12,000 sq. ft.	49,444 square feet	23,986.08 square feet	29,986.34 square feet	

2. **Buildable Lot** (Section 122-28(b)(2)). *All resultant parcels shall be buildable sites, having sufficient upland area outside of wetlands, and required buffer, and floodplains to meet minimum structure setback, floor area, parking, sewage disposal, and accessory building and use requirements.* The lots may otherwise be buildable based upon the lot areas; however, the lot width for Parcels A and B does not comply with the minimum lot width requirement for the R-3 One Family Residential District. The existing lot does not appear to be impacted by either floodplains or wetlands based on existing city mapping.
3. **Access** (Section 122-28(b)(5) and 138-5.100). *Every resultant parcel abuts a public road, or, if there is no public road, there shall be a private road constructed and approved pursuant to Section 122-31 prior to any division or partition.* The proposed resultant parcels abut S. Livernois Road, which is a public road.



DPS/Engineering
Bill Fritz

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Laurie Taylor, MMAO (4), Assessing Director
Date: March 28, 2025
Re: Land Division Application Parcel #15-28-226-009

Denied

The Department of Public Services has reviewed the Land Division Application for the above referenced parcel and offers the following comments:

- 1) There is an existing House (2194 S Livernois Rd) located on proposed parcels A and B. This house is labeled to be demolished.
- 2) The existing home is currently connected to a public water system. The existing lead extends across S. Livernois Rd, and is connected to a 24" concrete water main. The current location of this lead appears to lie in-between the proposed parcels A & B. Its exact location would need to be field verified and shown on the survey. The 24" concrete main is not a viable option for a water service connection. The water main would need to be extended or a private well permit would have to be obtained from the Oakland County Health Department for the proposed parcel that currently does not have a water service lead.
- 3) A public sanitary sewer system is available to the proposed parcels. An 8" Plastic Truss sanitary main is located on the west side of S Livernois Rd. The existing house is currently connected to the sanitary sewer system. Upon cut and capping of the existing sewer lead and demolition of the existing house, this lead will be available for proposed parcel A. Currently proposed parcel B does not have a lead available. All necessary permits as well as fees are required prior to connecting to the public sanitary sewer system.
- 4) Currently, a storm system is not available for the proposed parcels. The on-site drainage must be addressed by the building department during the building permit review.
- 5) Proposed parcels A and B have access to S Livernois Rd with a 33' half width prescriptive right-of-way. The master planned right-of-way for Livernois Rd is 120'.
- 6) A marked-up survey with review comments is attached.

The Department of Public Services has not researched any zoning issues. Based on our review and the comments stated above, the Department of Public Services **objects** to approval of this land division. In order for this land division to be approved the location of the existing water service needs to be shown on the survey. Based off this information either submit proof that Oakland County will permit a well or a water main extension must be constructed through the land improvement permit process and preliminary acceptance issued for the proposed parcel that currently does not have access to the public water system. All survey comments must be addressed, also.

JRB/AB
Enclosures: Survey Comments

c: Jodi Welch, Manager of Ordinance Services; Building Dept.
Heidi Shevokas, Assessing Technician; Assessing Dept.
Tracey Balint, P.E., City Engineer; DPS
Angela Hysinger, P.E, CFM, Public Utilities Engineering Manager; DPS
Leon Luedeman, Water and Sewer Foreman; DPS
Clerical Staff
File

4. **Findings for Approval (Section 122-30).** The proposed land division does **NOT** comply as noted in the findings below and therefore is **DENIED** by the Planning and Economic Development Department:
 - a. *The division or partition will result in lots or parcels of land having a size and shape consistent and harmonious with that of other parcels in the area.* The splitting of the parcel will result in two (2) parcels that do **NOT** meet the minimum lot width requirements of the R-3 One Family Residential District. The minimum lot width in the R-3 One Family Residential Zoning District is 90 feet; neither lot meets this minimum requirement.