



Department of Planning and Economic Development  
 1000 Rochester Hills Dr.  
 Rochester Hills, MI 48309  
 (248) 656-4660

## Zoning Board of Appeals (ZBA) Application

### Request Information

Request Type (as defined in Article 2 Chapter 4 Variances and Appeals of the City's Zoning Ordinance)

<b>Variance:</b> <input checked="" type="checkbox"/> Dimensional (Non-Use) <input type="checkbox"/> Use	<input type="checkbox"/> Appeal <input type="checkbox"/> Interpretation	<b>Conditional or Temporary Use Permit:</b> <input type="checkbox"/> Temporary Building or Use <input type="checkbox"/> Excavation or Landfill Permit <input type="checkbox"/> Other (please describe):
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### Property Information

Street Address	534 Placid Ct Rochester Hills		
Parcel Identification Number	70-15-02-251-029	Platted Lot (if applicable) Subdivision:	Clear Creek #5 Lot No.: <del>316</del> 317
Current Use(s)	Single family	Zoning District	

### Appeal (if applicable)

Regulations (as defined in Section 138-2.404 of the City's Zoning Ordinance)  
 An appeal may be taken to the ZBA by any person, firm or corporation, or by any officer, department, board or bureau affected by a decision of the Building Department concerning the enforcement of the zoning ordinance.

Requested Appeal(s)

Reason for Appeal

### Interpretation (if applicable)

Regulations (as defined in Section 138-2.405 & Section 138-2.406 of the City's Zoning Ordinance)  
 The ZBA has the power to interpret the ordinance text and map whenever a question arises in the administration of the zoning ordinance as to the meaning and intent of the zoning ordinance.

Requested Article #(s), Section #(s), & Paragraph #(s) for Interpretation

Reason for Interpretation

### Conditional or Temporary Use Permit (if applicable)

Regulations (as defined in Section 138-1.302 of the City's Zoning Ordinance)  
 The ZBA may issue a Temporary or Special Use Permit only when the use is to be in excess of 60 days



**Sectional (Non-Use) Variance** (if applicable)

**Section(s):** Indicate specific section(s) of the zoning ordinance that the variance(s) are being requested from and the specific variance(s) being requested (i.e., amount of encroachment into a required setback, amount of lot coverage exceeding the maximum amount permitted)

Sec. 138-10.101 Attached Accessory Structures

**Review Criteria:** (as defined in Section 138-2.407 of the City's Zoning Ordinance)

A non-use variance is a variance granted to provide relief from a specific standard in the ordinance, which usually relates to an area, dimensional or construction requirement or limitation. To obtain a non-use variance, an applicant must present proof that a practical difficulty exists, and the practical difficulty must relate to a unique circumstance of the property, as distinguished from a personal circumstance or situation of the applicant.

Please provide a thorough response to each of the following criteria.

**Practical Difficulty.** Describe how compliance with the strict letter of the regulations governing area, setback, frontage, height, bulk, lot coverage, density or other dimensional or construction standards will unreasonably prevent use of the affected property for a permitted purpose, or will render conformity with such restrictions unnecessarily burdensome.

See attached response letter 😊

**Substantial Justice.** Describe how granting the variance will do substantial justice to the applicant as well as to other property owners in the same Zoning District.

**Lesser Variance.** Describe how granting a lesser variance would not give substantial relief to the applicant and/or be more consistent with justice to other property owners in the same Zoning District.

**Unique Circumstance.** Describe how the request results from a special or unique circumstances peculiar to the affected property, that do not apply generally to other properties or uses in the same Zoning District.

**Not Self-Created.** Describe how the alleged hardship has not been created by the actions of the applicant or any person having a current interest in the property.



ZBA  
Application

**Applicant Information**

Name			Ellen Yerks		
Address			16171 31 Mile Rd #		
City			Ray Twp		
Phone		State	Zip		
248 330 1022		MI	48096		
Applicant's Legal Interest in Property					

**Property Owner Information**  Check here if same as above

Name			Chad Rumminger		
Address			534 Placid Ct		
City			Rochester Hills		
Phone		State	Zip		
810 423 6776		MI	48306		
Email			crumminger@netfix.com		

**Applicant's/Property Owner's Signature**

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature	Applicant's Printed Name	Date
<i>Ellen Yerks</i>	Ellen Yerks	5-1-26
Property Owner's Signature	Property Owner's Printed Name	Date
<i>Chad Rumminger</i>	CHAD RUMMINGER	5-1-26

**OFFICE USE ONLY**

Date Filed	File #	Escrow #