

04/02/2025

Dear Zoning Board of Appeals,

I am writing to respectfully request a variance for the property located at **466 Driftwood Avenue, Rochester, MI (Parcel Number 70-15-14-430-008)**, to allow for the division of the lot into two separate parcels, each measuring 80 feet in width. The current lot is 160 feet wide, and this proposed adjustment would reflect the character and configuration of approximately 90% of the surrounding homes in the neighborhood.

The strict enforcement of the current zoning ordinance presents an **unnecessary hardship** in this case. The size and condition of the existing property make it difficult to maintain or sell in its current state. By permitting the lot to be split, I would be able to construct two modest, thoughtfully designed homes that are consistent in scale, style, and appearance with the existing neighborhood. These homes would **not alter the essential character of the area**, but rather enhance it by bringing in new, well-maintained housing that complements the community's existing aesthetic.

Importantly, the homes we propose to build would be **more financially accessible**, particularly for first-time buyers or those looking to downsize. As the vast majority of new homes being constructed in Rochester Hills are significantly larger and more expensive, our proposed development would offer a rare and much-needed alternative that promotes **greater housing diversity and affordability** in the city.

Granting this variance would be both fair and equitable—to myself as the applicant and to other property owners—by allowing for reasonable use of the land without compromising the integrity of the neighborhood. In contrast, denying the request would impose a disproportionate burden, limiting the viable options for improving and utilizing the property in a way that benefits the community as a whole.

To further demonstrate community support, I have **personally reached out to neighbors in the immediate area**, and I'm pleased to report that they are supportive of our plan to split the lot and build two homes. I have also included a **letter of support from one of those neighbors**, which reflects the positive response we have received.

I sincerely appreciate your time and thoughtful consideration of this request. I am more than willing to provide any additional documentation or answer any questions you may have. I look forward to the opportunity to discuss this proposal further and hope for a favorable review.

Thank you for your attention and service to the community.

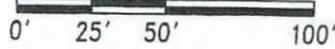
Sincerely,

Ron Whittle

CERTIFICATE OF SURVEY PROPOSED SPLIT



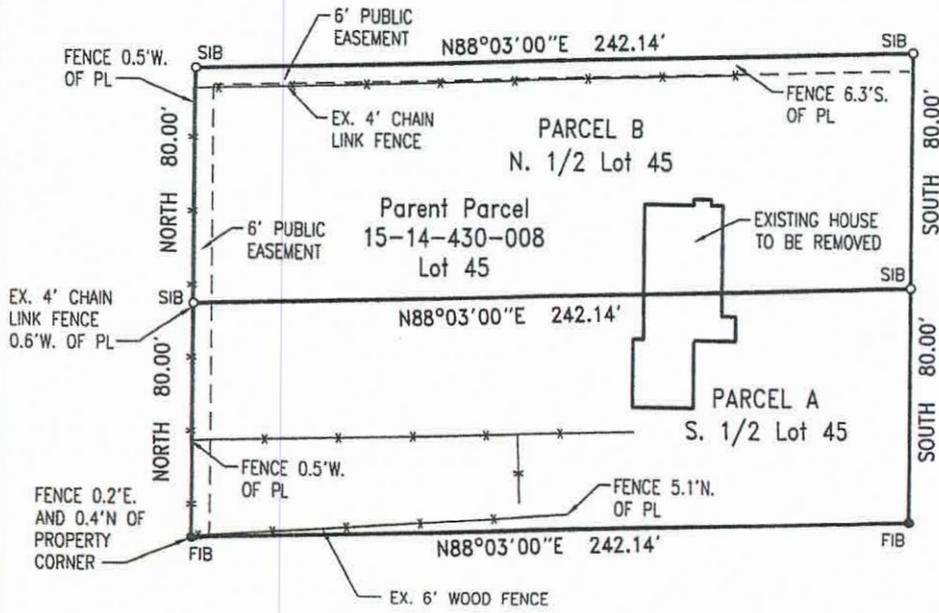
Scale : 1" = 50'



NOTES:

- BEARINGS IN RELATION TO PLAT OF RECORD.
- NO TITLE WORK HAS BEEN SUPPLIED BY THE CLIENT FOR PURPOSES OF THIS SURVEY.
- NO GUARANTEE IS MADE THAT ANY OR ALL EASEMENTS, BOTH RECORDED AND UNRECORDED ARE SHOWN ON THIS SURVEY.

- THIS SURVEY AND THE CORRESPONDING LEGAL DESCRIPTIONS OF PROPOSED SPLITS, IS SUBJECT TO MUNICIPAL APPROVAL.
- PL = PROPERTY LINE
- S-LATH = SET WOOD LATH



DRIFTWOOD 60' WIDE

Property Description Parcel 15-14-430-008

Lot 45, "Eysters Bloomer Park Sub.", part of the Southeast 1/4 of Section 14, T.3N., R.11E., Avon Township (Now City of Rochester Hills), Oakland County, Michigan as recorded in Liber 39 of plats on page 5 of the Oakland County Records.

Parcel A

The South 1/2 of Lot 45, "Eysters Bloomer Park Sub.", part of the Southeast 1/4 of Section 14, T.3N., R.11E., Avon Township (Now City of Rochester Hills), Oakland County, Michigan as recorded in Liber 39 of plats on page 5 of the Oakland County Records.

Parcel B

The North 1/2 of Lot 45, "Eysters Bloomer Park Sub.", part of the Southeast 1/4 of Section 14, T.3N., R.11E., Avon Township (Now City of Rochester Hills), Oakland County, Michigan as recorded in Liber 39 of plats on page 5 of the Oakland County Records.

Surveyor's Certificate

I hereby certify that I have Surveyed and Mapped the land above plotted and/or described on December 23, 2024, that all of the requirements of P.A. 132 of 1970 as amended have been complied with.

URBAN LAND CONSULTANTS
 PHONE 586 731-8030
 WWW.URBAN-LANDMI.COM

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
 GPS CONSULTANTS

8800 23 MILE ROAD SHELBY TWP., MI 48318-4516

- LEGEND**
- FIB = Found Bar
 - FIP = Found Pipe
 - SIB = Set Bar/Cap
 - SMN = Set Mag Nail
 - F-MON = Found 4" Conc. Monument
 - R = Record Distance
 - M = Measured Distance

WARREN C AVEY
 PROFESSIONAL SURVEYOR
 No. 4001030076

Date 1-13-25
 Drawn T.M.P.
 Check W.C.A.
 Sheet 1 of 1

Job No.
 241110-11134

April 4, 2025

Dear Zoning Board of Appeals,

I am a resident of 484 Driftwood Ave in Rochester Hills, Michigan, where I've lived since 2016. I truly enjoy living in this neighborhood. However, one issue that has been a consistent concern is the presence of dilapidated houses in the area. These rundown homes not only contribute to blight but also pose safety risks, especially when they are abandoned.

One such property is located directly next to my home, and I would very much like to see it developed. That said, I believe any development should be consistent with the existing lot sizes of neighboring homes. My property and my neighbor to the south both sit on 80-foot-wide lots. If the property to the north, 466 Driftwood Ave, is allowed to build on a full 160-foot lot, it could negatively affect the value and desirability of our homes should we decide to sell in the future.

This would be unfair to both myself and my neighbor, and I respectfully request that the lot at 466 Driftwood be split into two 80-foot parcels, in line with the surrounding properties.

Thank you for your time and consideration.

Sincerely,

John Bartlett

484 Driftwood Ave

Rochester Hills, MI

**CITY OF ROCHESTER HILLS
LAND DIVISION APPLICATION**

DIVIDE _____ PARCEL(S) INTO _____ NEW PARCELS

OLD PARCEL #(S) 15- _____ - _____ - _____ 15- _____ - _____ - _____

PROPERTY TAXES ON ALL PARCELS MUST BE CURRENT IN ORDER TO FILE FOR A LAND DIVISION.

The filing of this application shall pertain to any land division request in the City that is not otherwise subject to platting procedures and requirements.

PURSUANT TO P.A. 288 OF 1967 AS AMENDED, "THE SUBDIVISION CONTROL ACT" CHAPTER 122 OF THE CODE OF ORDINANCES OF THE CITY OF ROCHESTER HILLS

INSTRUCTIONS

- 1) If the old parcel(s) has/have a metes & bounds legal description, has/have this/these parcel(s) transferred ownership since April 1, 1997? _____
If yes, proof of eligibility to divide (a deed) must be submitted with this application.
PLEASE ACCOMPANY TWO (2) 8 1/2 x 14 COMPLETE COPIES OF THE FOLLOWING INFORMATION WITH THE APPLICATION
- 2) A plan or drawing drawn to scale by a **REGISTERED ENGINEER OR SURVEYOR** showing the subject property, including dimensions, and also adjoining property for at least 300' in all directions from the subject property so as to adequately portray the relationship of the subject property and all adjoining property. All existing and proposed buildings and structures and their dimensions and setbacks from proposed and existing property lines and the boundaries of any wetlands, watercourses, floodplains, wells, septic fields and any water, sewer, drainage, access, utility, or other easements located on or encumbering the land shall be shown on the plan or drawing. Chapter 122.29 (d) Land Division Ordinance
- 3) A complete legal description of each new proposed site in recordable form.
- 4) The owner(s) of the property must sign the application, unless an attachment showing Power of Attorney or a purchase agreement contingent on approval.
- 5) Name and mailing address of the owner(s) of each proposed parcel.
- 6) **Payment of fee.** The fees to be charged shall be a minimum of \$800.00 for two (2) newly created parcels, plus an additional \$100.00 for each parcel thereafter.
- 7) For a Private Road, if the Land Division proposes a Private Road be constructed, additional charges for Engineering Services will be determined with the Land Improvement Permit process. In addition, when there is a necessity for a public hearing, an additional charge of \$300.00 shall be paid by the applicant to the Planning and Economic Development department.
- 8) All fees shall be paid at the time an application for division or partition of land is submitted, except as noted in item 7 above.
- 9) If an application is found to be "incomplete" by a department's review authority, the applicant will be notified in writing of what is required to make the application complete. If the applicant does not comply within 60 days, the application will be officially denied by the City Assessor with forfeiture of fee.
- 10) The application is null and void after one year from date of submittal with forfeiture of fee if requirements are not met by applicant.
- 11) If all or a portion of the property is encumbered by a land contract, the land contract holder (seller) must either join in the land division application or provide a letter of concurrence or no-objection.
- 12) If all or a portion of the property is encumbered by a loan or mortgage, the financial institution must provide a letter of concurrence or no-objection.

NOTE: It may take 4 to 6 weeks to complete the review of this request. Applications are received by the Assessing Department, but are distributed to other departments for their review.

PLEASE FILL OUT THE FOLLOWING INFORMATION

FILED BY: <u>Ronnie Whittle</u>	DATE: <u>2-28-2025</u>
ADDRESS: <u>62135 Kimberly Lane</u>	PHONE: <u>246-935-8623</u>
CITY: <u>Washington</u>	STATE: <u>MI</u>
EMAIL ADDRESS: <u>rwhittle7@gmail.com</u>	ZIP: <u>48094</u>
OWNER(S) SIGNATURE(S): <u>RW</u>	

APPROVAL/DENIAL EMAILED MAILED OR BOTH



innovative *by* nature

Bryan K. Barnett
Mayor

March 17, 2025

City Council

Carol Morlan
District 1

David J. Blair
District 2

Jason Carlock
District 3

Ryan J. Deel
District 4

Theresa Mungiola
At-Large

Marvie Neubauer
At-Large

David Walker
At-Large

Justin Dunaskiss
Ronnie Whittle
900 S Lapeer
Oxford, MI 48371

Re: Land Division
Parcel # 15-14-430-008

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 17, 2025 from the Engineering Department, March 12, 2025 from the Building Department and March 13, 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



Planning and Economic Development
Sara Roediger, AICP, Director

From: Chris McLeod, AICP, Manager of Planning
 To: Laurie Taylor, Director of Assessing
 Date: 3/13/25
 Re: Land Division Application for 15-14-430-008 (466 Driftwood)

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 160' wide lot, 466 Driftwood, into two (2), 80' wide lots. The existing parcel is subject to the R-3 One Family Residential zoning district. The existing parcel also currently has a residence located in the middle portion of the parcel. It is noted that this residence would be removed if the application was approved. Parcel A is proposed to have a width of 80 feet at the front lot line along Driftwood, and Parcel B is also proposed to have a lot width of 80 feet. Both lots would have lot areas of approximately 19,371.2 square feet based on simple calculations. No actual parcel areas were provided. The minimum lot width requirement in the R-3 district is 90 feet and the minimum lot area is 12,000 square feet.

Requirement	Existing	Proposed	Proposed	Staff Comments
	70-15-14-430-008	Parcel A	Parcel B	
Min. Lot Width 90 ft.	160 feet along Driftwood	80 feet along Driftwood	80 feet along Driftwood	Proposed Parcels A and B do NOT meet the minimum lot width requirements of the R-3 District.
Min. Lot Area 12,000 sq. ft.	38,742.4 square feet	19,371.2 square feet	19,371.2 square feet	

1-2. 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 surveys do not show the required setbacks and as noted in (1.) above the proposed lots do **NOT** comply in terms of width requirements of 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.

2-3. 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 Driftwood which is a public road.

3-4. 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.



BUILDING DEPARTMENT
Michael Viazanko

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

DISAPPROVED

Date: March 12, 2025
Re: Land Division Application Parcel Number:
15-14-430-008

Buildable Lots:

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

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

Site Access:

Parcel A have vehicular access from Washington Rd.
Parcel B will have vehicular access from Winkler Mill Rd.

Site Structures:

Parcels A and B contain an existing house and attached garage that is located between the two lots.

This proposed land division is disapproved due to the proposed parcels not meeting the minimum required lot width of 90 ft.

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.



DPS/Engineering
Bill Fritz

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist
To: Laurie Taylor, MMAO (4), Director of Assessing
Date: March 17, 2025
Re: **Land Division Application Parcel Number 15-14-430-008**

Not Approved

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 home to be demolished straddling the proposed property line between proposed parcels A and B. The address for the existing parcel is 466 Driftwood Ave.
- 2) A public water system is currently available to both proposed parcels. There is an 8" ductile iron water main located on the west side of Driftwood Ave. The existing house is connected to water. The stop box for proposed parcel A, per inspection report, is approximately 3' south of the proposed property line.
- 3) A public sanitary sewer system is available to both proposed parcels. An 8" ABS truss sanitary sewer main exists within Driftwood Ave. There is an existing sanitary sewer lead for proposed parcel B. The existing lead will need to be field verified to be in good working order prior to connection. There is not a sanitary sewer lead for proposed parcel A. A City of Rochester Hills right-of-way permit is required prior to tapping the sanitary sewer main.
- 4) A 15" reinforced concrete pipe storm sewer owned and maintained by Oakland County is located on the east side of Driftwood Ave. An open ditch exists on the west side of Driftwood Ave. The on-site drainage must be addressed by the Building Department during the building permit review.
- 5) Both proposed parcels have access to Driftwood Ave which has a 60-foot right-of-way.
- 6) The Department of Public Services has not researched any zoning issues.
- 7) There are power lines along the north and east property lines. Please check for an easement and depict on the survey if one exists or notate that there is not one.

Based on our review and the above comments, the Department of Public Services **objects** to approval of this Land Division. In order for this land division to be approved the following is required: verify if a utility easement exists for the power lines and submit a revised survey.

JRB/ars/sw/

c: Jodi Welch, Bldg. Dept.
Heidi Shevokas, Assessing Technician, Assessing Dept.
Tracey Balint, P.E., City Engineer, DPS
Angela Hysinger, P.E., Public Utilities Engineering Manager
Clerical Staff
File