



3880 SOUTH BLVD. W. AND 3861 S. ADAMS RD. VARIANCE – SECTION 138-8.401 SETBACK REQUIREMENTS – FB FLEX BUSINESS DISTRICT PVAI2026-0007

City of Rochester Hills
Zoning Board of Appeals
June 11, 2026

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Site

3861 S. Adams Rd. and 3880 South Blvd. W., located east of Adams and north of South Blvd. W.,

Request

REQUEST: PVAI2026-0007 – The applicant is requesting a variance from *Section 138-8.401 Setback Requirements* which requires buildings to be constructed with a minimum front yard setback of 15 ft. and a maximum front yard setback of 70 ft. for at least 40% of the property frontage, when the property is developed according to the FB Flex Business Overlay provisions. The applicant is proposing to construct a multi-family residential development on approximately 12.98 acres of land with a setback of 245.92 feet from South Blvd. and 234.71 feet from Adams Road.



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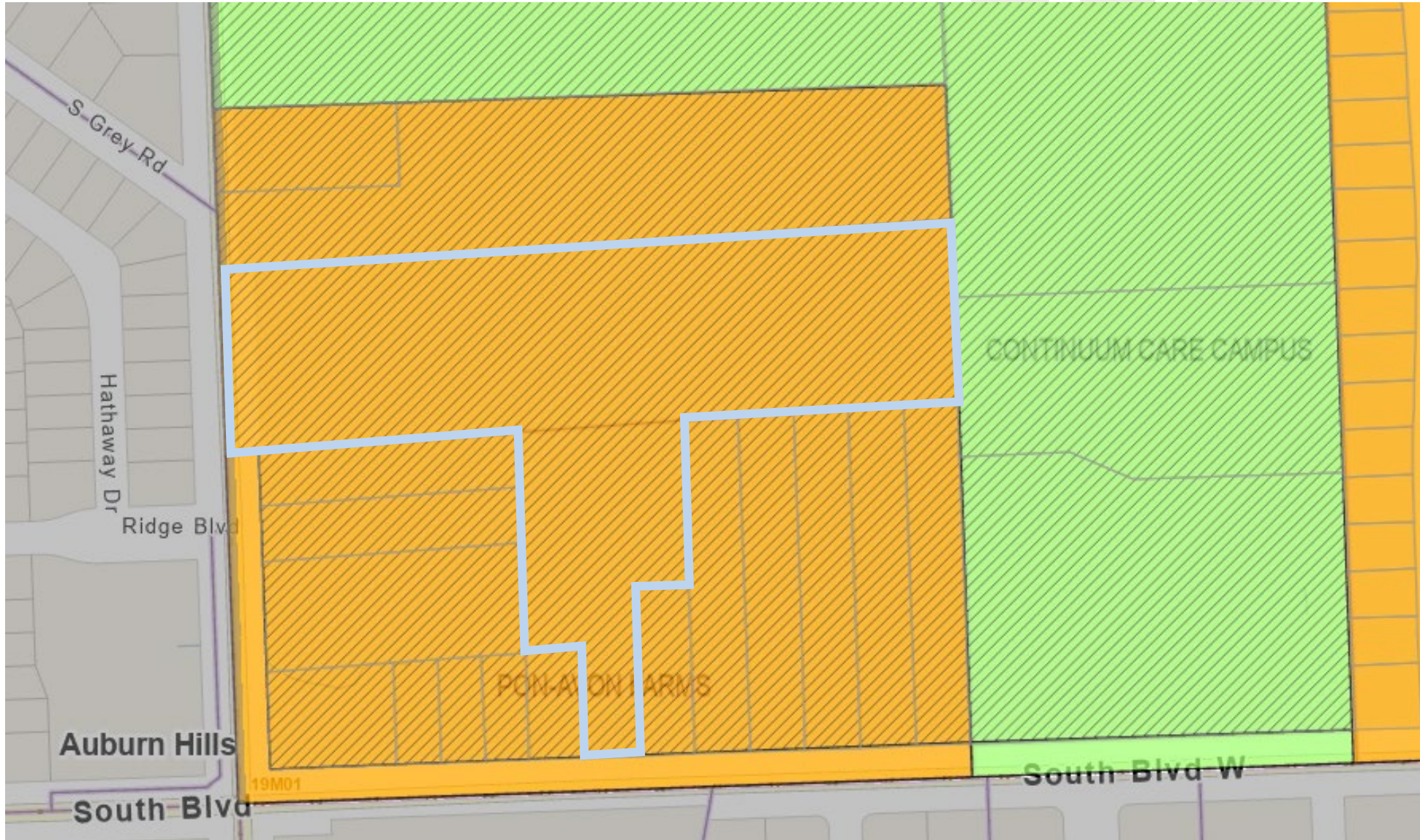
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138-8.401 - Setback Requirements

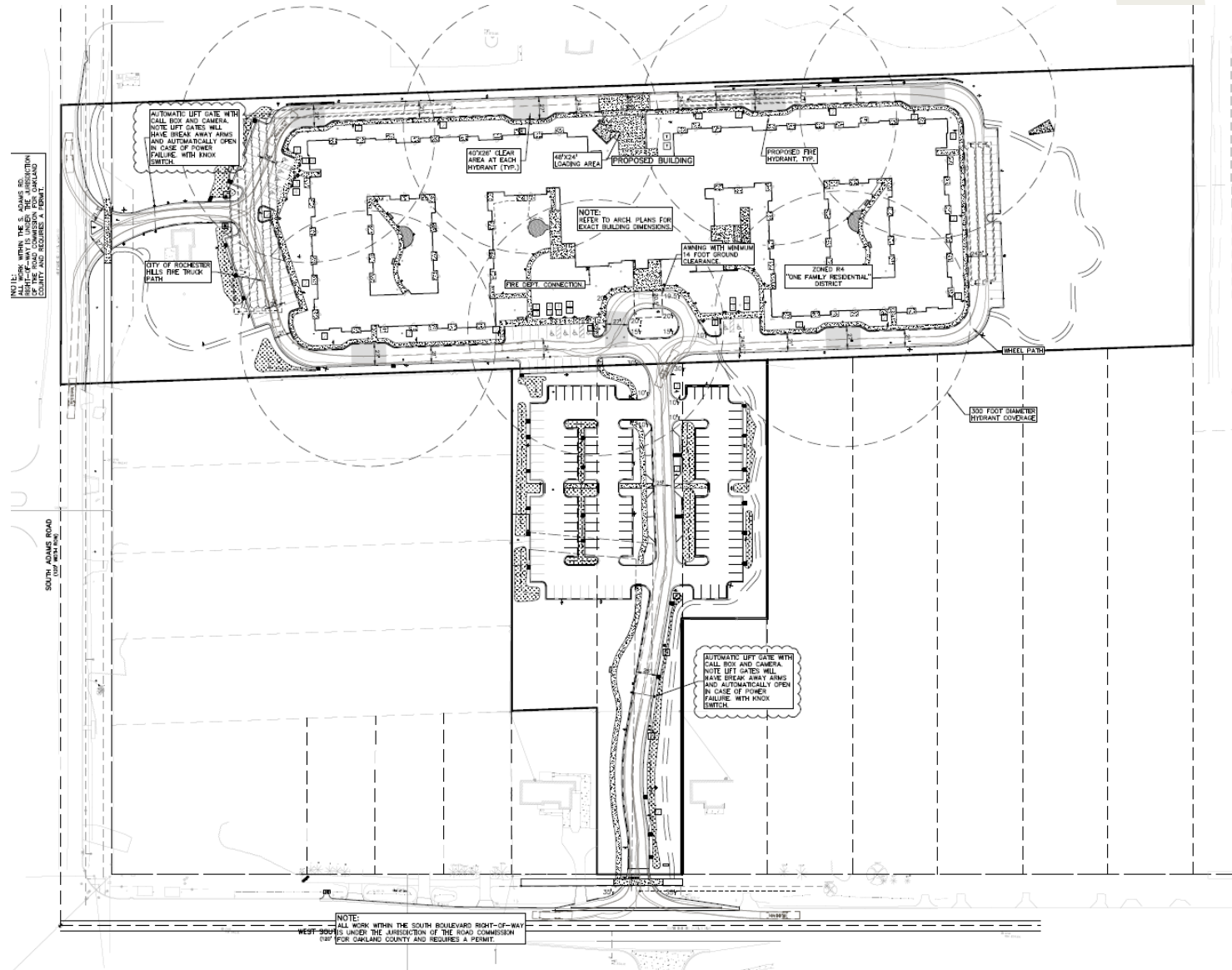
Buildings in the FB overlay district shall comply with the following minimum and maximum setback requirements. When there is a minimum and a maximum requirement for a setback, the building must be located within the build-to area that is created by the minimum and maximum setback requirement.

Table 10 Setback Requirements

Yard Type	Setback Requirement		Minimum Building Frontage in Build-To Area
	Minimum	Maximum	
Front Yard	15 feet	70 ft	40%
Side Yard	Interior: none Perimeter: 25 ft Adjacent to residential: 50 ft. for buildings up to two stories in height	None	n/a
Rear Yard	Interior: none Perimeter: 50 ft Adjacent to residential: 50 ft. for buildings up to two stories in height	None	n/a
Any Yard Adjacent to Residential Uses/Districts for Buildings over Two Stories	The minimum setback is 75 ft when adjacent to multiple family residential uses and three times the building height when adjacent to single family zoned properties		

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Previously Approved
Priya Plan



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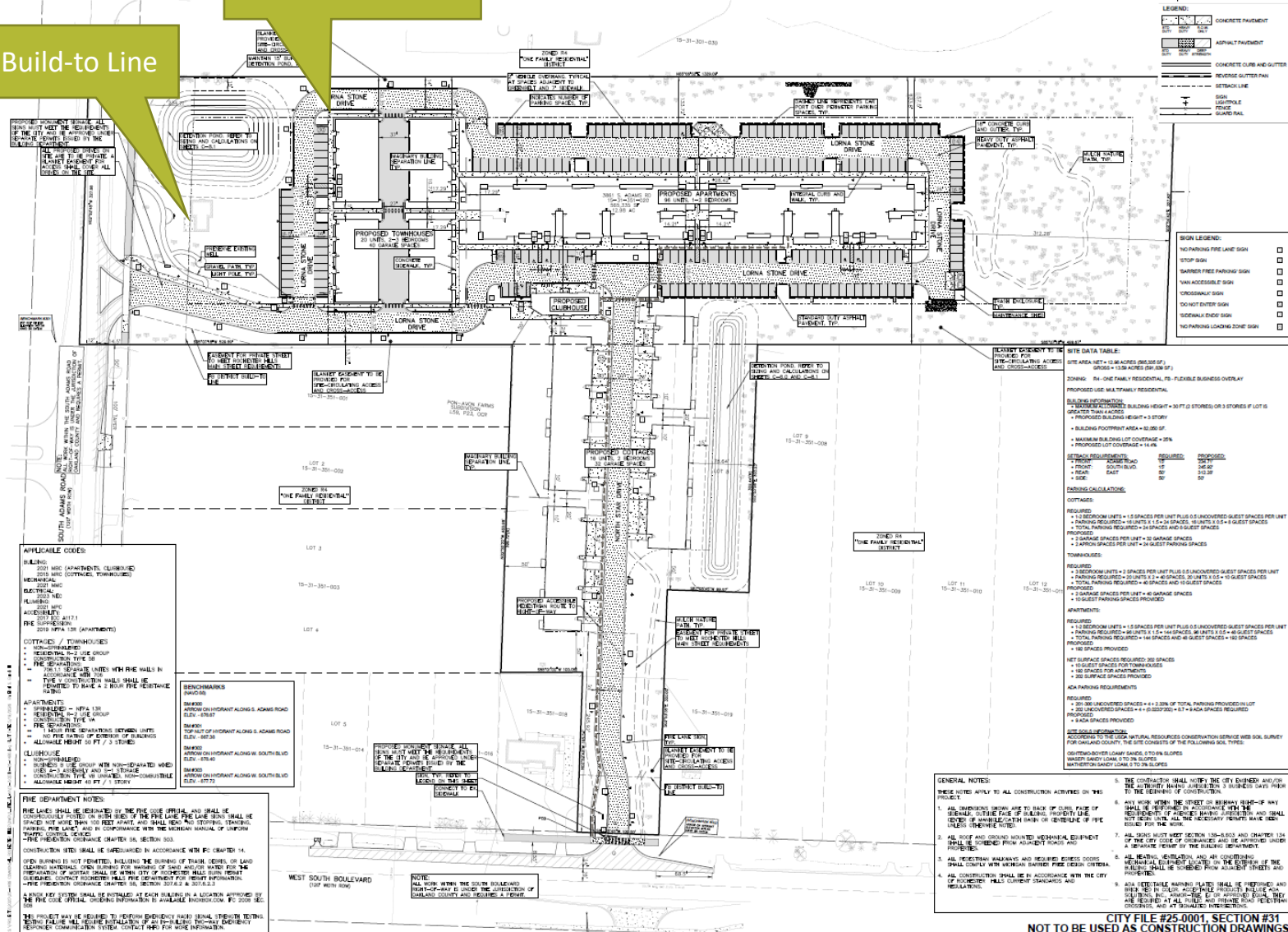
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Build-to Line

Proposed Setback



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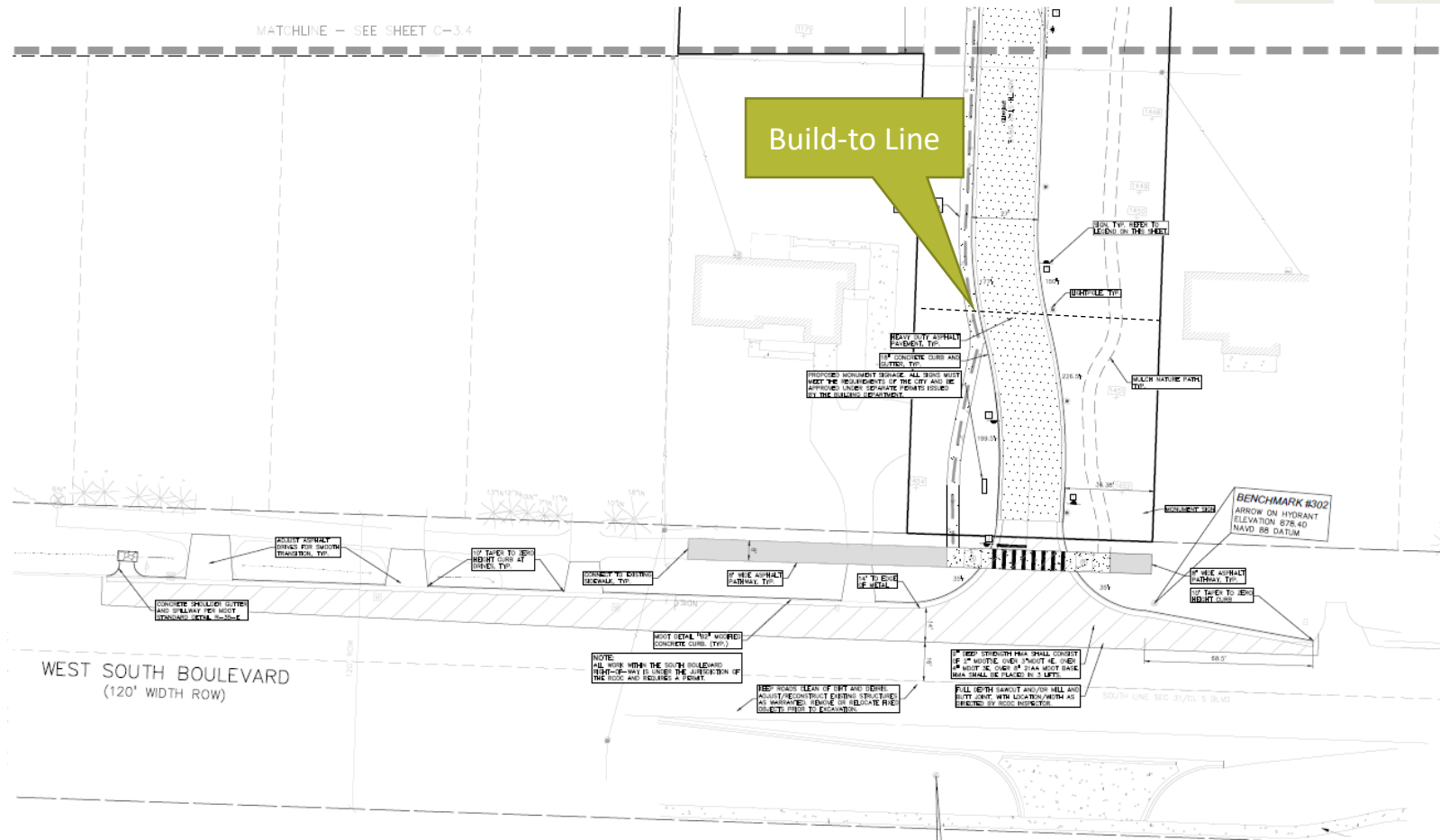
CLIENTS – FB FLEX BUSINESS DISTRICT



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Proposed Setback

Build-to Line



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.