

2194 S. Livernois

Variance – Required Lot Width

PVAI2025-0004

City of Rochester Hills
Zoning Board of Appeals
November 12, 2025

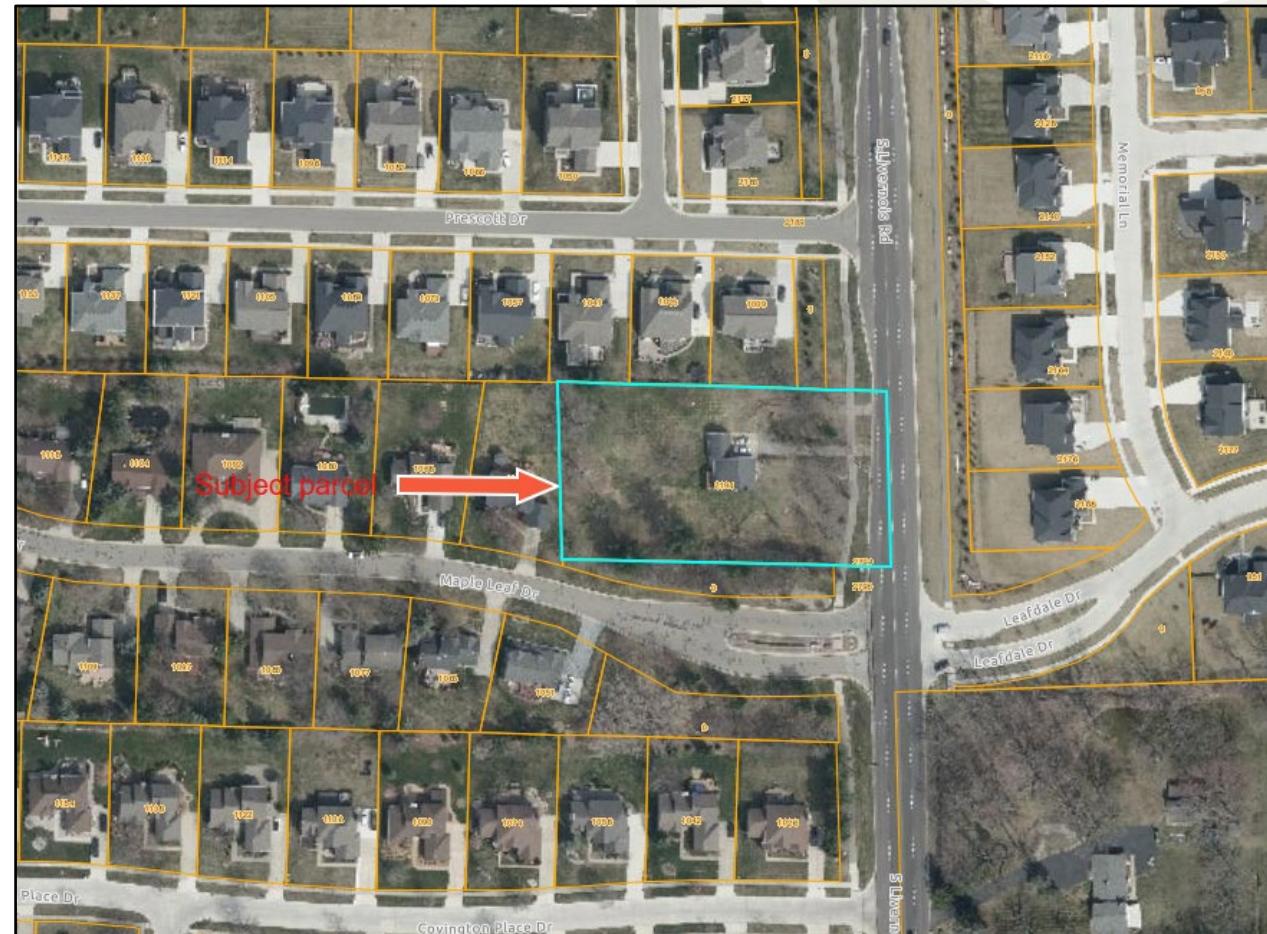
2194 S. LIVERNOIS VARIANCE – REQUIRED LOT WIDTH

- Site

- located on the west side of Livernois and south of Hamlin

- Request

- The applicant is requesting a variance from Sec. 138-5.100 *Schedule of Regulations*, which requires a minimum lot width of 90 feet in the R-3 One Family Residential zoning district. The proposed variance, if granted, would allow for the division of the existing parcel into two separate parcels, each with a width of 88.625 feet.



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	Zoning	Existing Land Use	Future Land Use
Subject Site	R-3 One Family Residential	Residential Home	Residential 3
North	R-3 One Family Residential and MR Mixed Residential Overlay	Single Family Homes	Residential 3
South	R-3 One Family Residential	Common space for Whispering Willows	Private Recreation/Open Space
East (across Livernois)	R-3 One Family Residential and MR Mixed Residential Overlay	Single Family Homes	Residential 3
West	R-3 One Family Residential	Single Family Homes	Residential 3

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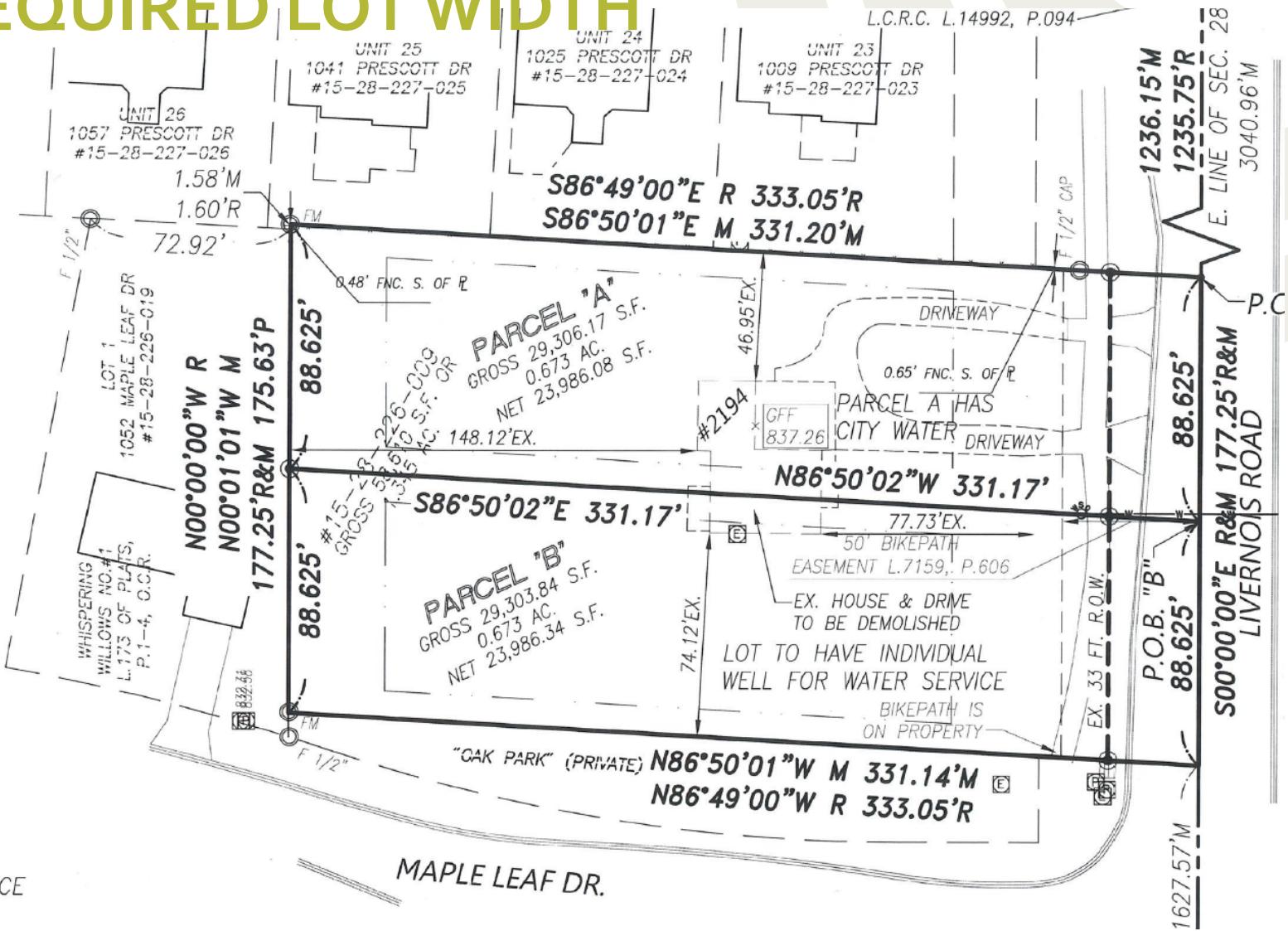
District	Minimum Lot		Maximum Building Height ^A		Minimum Yard Setback (feet)				Min. Floor Area (sq. ft.)	Max. Lot Coverage (all buildings)	
	Area (sq. ft.)	Width (ft.)	Stories	Feet	Front	Side (each)	Side (total)	Rear			
RE	43,560	120	2	35	40 ^B	15 ^{C,D}	30 ^D	35 ^O	1,500	25%	
R-1	20,000	100	2	35	40 ^B	15 ^{C,D}	30 ^D	35 ^O	1,500	25%	
R-2	15,000	100	2	35	40 ^B	15 ^{C,D}	30 ^D	35 ^O	1,400	25%	
R-3	12,000	90	2	30 ^P	30 ^B	10 ^{C,D}	20 ^D	35 ^O	1,200	30%	
R-4	9,600 ^R	80 ^R	2	30 ^P	25 ^B	10 ^{C,D}	20 ^D	35 ^O	912	30%	
R-5	See Article 6 . Chapter 7 for one-family flex residential district regulations										
RM-1	See Article 6 . Chapter 1 for multiple family district regulations										
RCD	See Article 6 . Chapter 2 for one-family residential cluster district regulations										
RMH	See Article 6 . Chapter 4 for manufactured housing park district regulations										
MR	See Article 6 . Chapter 5 for mixed residential (overlay) district regulations										

SECTION 138-5.100 - Schedule of Regulations

Table 6. Schedule of Regulations – RESIDENTIAL DISTRICTS

2194 S. LIVERNOIS

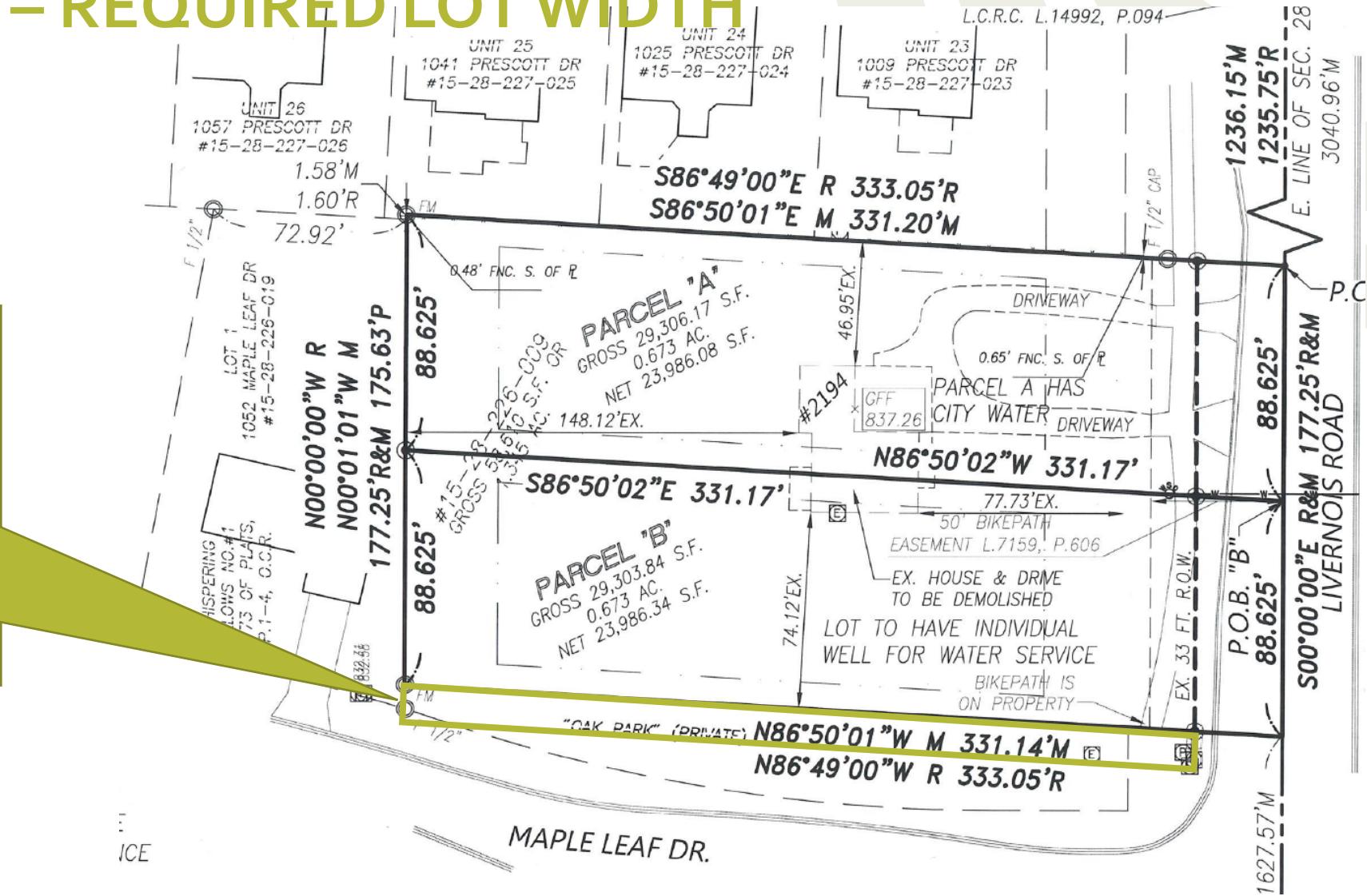
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Applicant sought additional property –
“Oak Park” open space for Whispering Willows Sub. and had agreement –
Requires amending Plat



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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.