

# ADDITIONAL INFO.

## C. Appeals Application

An appeal may be taken to the Zoning Board of Appeals 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.

State Requested Appeal: A Variance for an additional  
169.9 square feet of residential accessory structure.

Give Reason for Appeal: In 1986 while asking for a  
variance for the garage, we were told that  
the size is a percent of the square feet and height of the home. we had a large addition done to the home. No mention of a 720 ft max. for accessory buildings.

In 2010 we had the same builder give us an estimate to build a shed. we told him to include the permits with the estimate. He checked with the city and was told no permit required for under 200 square feet. (Dave Kellet builders)  
Our next door neighbors who have 5 accessory buildings told us that they checked with the city and were told no permit required for a shed under 200 square feet. (Paul and Robin Laskey 3496 Hazelton Ave.) (Over 2000 sq. ft)  
The estimate was \$7,800<sup>00</sup> for a 13'x13' shed, footings, floor, Anderson window, narrow roll up door, entrance door, vinyl siding to match the house and garage. I (Daniel McNeil) was a rough carpenter years ago. myself and a few helpers decided to build it ourselves. I personally went to city to get a permit and was told Under 200 sq ft you didn't need one. We built a really nice shed. We moved it back to sit against the garage, for appearance, maintenance and strenght.

Our neighbors on the other side have 4 accessory structures totaling over 1150 square feet with 2 of them being in the last few years. (3480 Hazelton)

While my wife was on vacation this year, we had carpenters rebuilding the closet shelves, another installing crown moulding, another building a cabinet in the dining room, painters as soon as the projects were complete. There was a lot of traffic for 2 weeks, someone called and reported all the construction. The building in question was already up.

Our house was built in 1949, a small ranch on a concrete slab. NO Basement and NO upstairs/storage we have 2 girls 15 and 18 that will be living here for many years. Our lawn tractor, snow blower and garden tools are in the shed.

We live on a dirt road, along M59 with no wall for noise. Our vehicles have been broke into repeatedly lawn tools stolen, bike stolen we needed additional storage. we have lived here over 30 years.

Our 18 year old has a learning disability and will be living at home for an indefinite length of time.

The residential accessory structure check list from the city states UNDER 200 sq. Ft. NO PERMIT REQUIRED. NO mention of the 720 sq. Ft. max.



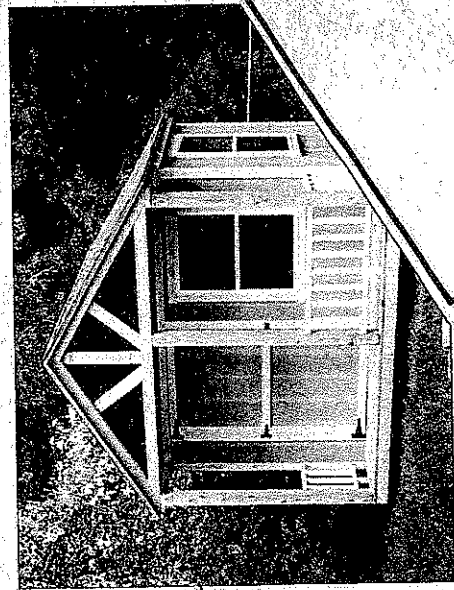
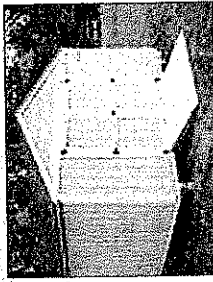
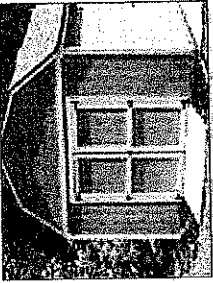
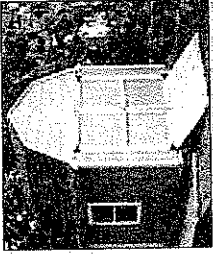
# BUILDING DEPARTMENT

## CITY OF ROCHESTER HILLS



### Residential Accessory Structure Application Checklist

- Application Fee - \$75.00
- Completed and signed Building Permit Application with estimated cost of construction
- Contractor Registration
- Construction Drawings - Two Sets
- Plot Plans - Three Sets
- Truss Diagrams (if available)
- \* Under 200 square feet no permit required \*
- Is this in a Historic District?
  - o Certificate of Appropriateness



## Experts offer need-to-know information on sheds

BY TERRY OPARKA

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**G** or stuff you want to move out of the garage and off the patio, or need a bigger, better place to store the lawn mower and weed whacker?

There's still time this fall to install a shed or upgrade to a larger one. That said, other decisions loom.

How big, how fancy should you go with a kit or custom-built shed, and should you do it yourself?

Devon Reed, who owns and operates Devon's American Outbuildings, based in Grosse Pointe, said that while barn-style sheds were the most popular in the past, the trend now is gable-style sheds that look more like traditional garages that match homes and have metal roll-up doors and vinyl siding.

His company does not have a retail showroom or use preassembled kits. All sheds are custom designed and built.

Depending on where you live, you may have to pay a small zoning fee or install a cement rat wall, but there is no building code in Michigan for a structure 200 square feet or smaller, Reed said.

"Every city is different, but every city requires a small fee for a zoning permit," he explained. "They want to know where it (the shed) is going in the yard."

Reed and his crews can install a 10-foot-by-12-foot shed, if access to the site is easy, in two to five hours.

If you are handy, you could build a shed yourself with kits designed in-house at John's Lumber locations in Clinton Township and Shelby Township, David Stouteneger, marketing manager for John's Lumber, said.

"Our product is fairly detailed," he said. He said half of his customers who purchase sheds do it themselves.

He explained that the kits could be modified to be any size or design and to include an upgrade from a double wooden door to a double steel roll-up door.

quickly deteriorate the structure.

To learn more about Devon's American Outbuildings, check online at [www.americanoutbuildings.com](http://www.americanoutbuildings.com) or call (248) 935-3551. Check out John's Lumber in Clinton Township at 34151 S. Gratiot, in Shelby Township at 52575 Van Dyke, online at [www.johnslumber.com](http://www.johnslumber.com) or call (586) 791-1200. Call Staff Writer Terry Oparaka at (586) 498-1054.

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