



# City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

## NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS MEETING

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS ZONING BOARD OF APPEALS will hold a Public Hearing on **June 10, 2026** at 7:00 p.m. to consider the following 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.

**LOCATION:** 3861 S. Adams Rd. and 3880 South Blvd. W., located east of Adams and north of South Blvd. W., Parcel 15-31-351-020, zoned R-4 One Family Residential with the FB Flex Business Overlay.

**APPLICANT:** Tony Perez, O'Brien Construction, 281 Enterprise Ct., Suite 100, Bloomfield Twp., MI 48302.

The Public Hearing will be held at the Rochester Hills Zoning Board of Appeals Meeting on **Wednesday, June 10, 2026**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. Application materials can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills



Drive, Rochester Hills, Michigan 48309 or emailed to [planning@rochesterhills.org](mailto:planning@rochesterhills.org). Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, June 2, 2026 in order to be included in the Zoning Board of Appeals agenda that will be posted online. Comments received after that time, up to 4:00 p.m. the day of the meeting, will be provided to the Zoning Board of Appeals and included in the City's legislative file. Comments can also be provided to the Zoning Board of Appeals at the public hearing.

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Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

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Ken Koluch, Chairperson  
Rochester Hills Zoning Board of Appeals  
Dated this 19<sup>th</sup> day of May 2026  
**Publish: May 26, 2026**  
At Rochester Hills, Michigan



**RH Development Project Map**

View the status of current and ongoing development projects throughout the City. This is the URL for the map or use the QR code to the left:  
**[rochesterhills.org/developmentprojectexplorer](http://rochesterhills.org/developmentprojectexplorer)**



**RHConnect**

To receive notifications of meeting agendas and the latest news about the City of Rochester Hills via text or email. This is the URL to sign up or use the QR code to the left: **[rochesterhills.org/rhconnect](http://rochesterhills.org/rhconnect)**



**RH Legislative Center**

Agenda packets, which include the information being reviewed by the boards, are typically posted 6-7 days prior to the meeting. This is the URL to view this information or use the code to the left:  
**[roch.legistar.com](http://roch.legistar.com)**