

**Mohamed Sultan**

Sultan Homes, Inc.

4/29/25

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Zoning Board of Appeals

City of Rochester Hills

1000 Rochester Hills Drive

Rochester Hills, MI 48309

**Subject:** Dimensional Variance Request – 2194 Livernois, Rochester Hills, MI 48309

Dear Honorable Members of the Zoning Board of Appeals,

I respectfully submit this application requesting a dimensional variance for the property located at 2194 Livernois, Rochester Hills, MI 48309 (Parcel ID: 15-28-226-009).

The variance request pertains to Section 138-5.100-101 of the City's Zoning Ordinance regarding the minimum lot width requirement in the R-3 One Family Residential District. The existing property frontage of 177.25 feet along Livernois Road slightly limits the ability to divide the property into two parcels that fully conform to the required 90-foot minimum width. I am seeking a minor dimensional variance to allow each resulting parcel to have a frontage width of 88.625 feet.

The purpose of this request is to create two residential lots, each exceeding the minimum lot area requirement, while maintaining the neighborhood's character and supporting additional quality housing opportunities within the community.

As outlined in the attached application materials, this variance is necessitated by a unique condition of the property and is not a self-created hardship. Approval of this request would allow for a reasonable and fair use of the property without any material detriment to neighboring parcels or the public welfare.

Thank you for your consideration of this application. I am committed to working collaboratively with the City and the Board throughout this process and would be pleased to address any questions or provide additional information as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohamed Sultan', written over a horizontal line.

Mohamed Sultan