



# City of ROCHESTER HILLS

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

## NOTICE OF PUBLIC HEARING REGULAR 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 **March 11, 2026** at 7:00 p.m. to consider the following request:

**REQUEST: PVAI2026-0003** – The applicant is requesting a variance from *Sec. 138-5.100 Schedule of Regulations*, which requires a minimum lot area of 43,560 square feet in the RE One Family Residential zoning district. The proposed variance, if granted, would allow for a portion of the subject parcel to be divided (subject to further administrative review) and added to the adjoining parcel to the north (1420 N. Livernois), resulting in the subject parcel having a lot area of 0.8 acres or 34,848 square feet, approximately 8,700 square feet less than required by Ordinance. No new parcel would be created as a result of the variance, if granted.

**LOCATION:** 1300 N. Livernois Rd., located on the east side of Livernois between Tienken and Dutton, Parcel 15-03-351-006, zoned RE One Family Residential.

**APPLICANT:** Kristan M. Cheers, 1300N. Livernois Rd., Rochester Hills, MI 48306.

The Public Hearing will be held at the Rochester Hills Zoning Board of Appeals Meeting on **Wednesday, March 11, 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, March 3, 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.

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.

Ken Koluch, Chairperson  
Rochester Hills Zoning Board of Appeals  
Dated this 18<sup>th</sup> day of February 2026  
**Publish: February 24, 2026**  
At Rochester Hills, Michigan



**RH Development Project Map**  
View the status of current and ongoing development projects throughout the City.



**RHConnect**  
To receive notifications of meeting agendas and the latest news about the City of Rochester Hills via text or email.



**RH Legislative Center**  
Agendas packets, that include the information being reviewed by the Planning Commission, are typically posted 6-7 days prior to the meeting