

APPEAL STATEMENT LETTER

Chad and Melissa Rumminger
534 Placid Ct Rochester Hills, MI

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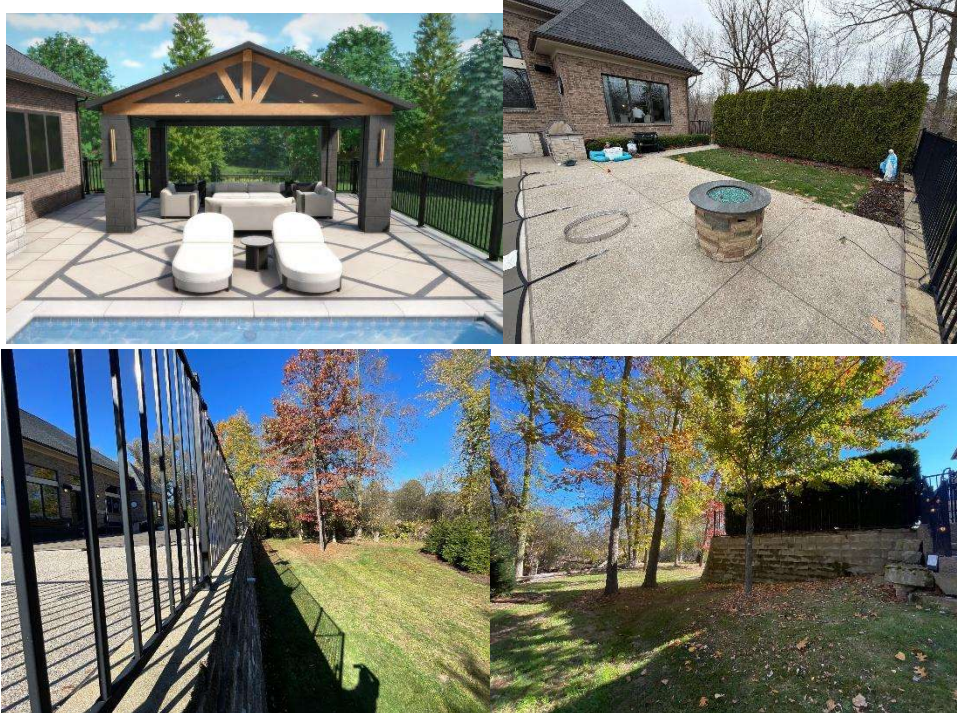
Ellen Yerks
Antonelli Landscape

Zoning Board of Appeals
Rochester Hills
April 6, 2026

Re: Variance Request for Backyard Pavilion within Rear Setback:

Dear Members of the Zoning Board of Appeals,

I am writing to respectfully request a variance to allow for the construction of an 18' x 15' pavilion in the rear yard of this property. The proposed structure is intended to be located adjacent to the existing pool and patio area.



Conceptual image of pavilion and current images of our property.

Due to the unique conditions of this property, strict compliance with the current zoning setback requirements presents a practical difficulty. The distance from the house to the fenced retaining wall is only 27' to fit a structure. Following the 10' distance does not serve anything other than the decision of the ordinance's dimensions. There isn't a safety or construction reason it couldn't be built 1.5' closer to our home. I would prefer the structure to be centered with the pool and the available space to not harm the home or the structural engineered wall that is in place, which is why the request is to seek a variance request do to so.

The existing layout of the property further supports this request. There is currently a raised patio and pool directly behind the home, which were designed to accommodate the grade elevation at the rear entry and provide useable space us. The proposed pavilion would be a natural extension of this established outdoor living space, providing shade and a designated area for gathering that complements the intended use of the backyard.

Additionally, the placement of the pavilion will have minimal to no impact on neighboring properties. The rear of the property borders a natural wetland area and pond, with no residential neighbors located behind the lot. The space between this home and others are filled with established trees. The proposed structure is not visible to adjacent neighbors and will not negatively affect sightlines, privacy, or overall neighborhood character.

The pavilion is intended solely for personal residential use and will not introduce increased noise, traffic, or any unsafe conditions. Rather, it will enhance the usability and enjoyment of the property in a manner consistent with surrounding homes and typical backyard amenities.

Given these circumstances, we believe this request meets the standards for a variance, as the hardship is due to the unique physical characteristics of the property and not self-imposed, and the proposed improvement will not be detrimental to the public welfare or neighboring properties. This constraint of the 10' distance in the ordinances makes it effectively impossible to construct a useful pavilion in a functional and appropriate location without seeking relief from the Board.

We respectfully ask for your consideration and approval of this variance request. Thank you for your time and attention to this matter.

Sincerely,

The Rummingers