



City of Rochester

400 Sixth Street
Rochester, MI 48307
P: (248) 651-9061
F: (248) 651-2624
www.rochestermi.org

ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

Chairman William Thomas

*Zoning Board of Appeals Members: Denis Fleming,
David Gassen, Cody Smith & Frederick VanDame
Alternates: Ray Thietten*

400 Sixth Street

April 23, 2025

7:00 p.m.

1. Call to Order.
2. Roll Call.
3. Approval of the 09/25/24 Meeting Minutes
4. Mr. Stefano Grassi of PEG Construction, representing the owner of 302 Glendale, Mr. Thomas Delpup, is seeking two variances in order to construct a new home that will face Pine Street while having a Glendale Ct. address. The property currently has an existing home on it that faces Glendale Ct. and a garage in the rear of the property. The property is located on the northwest corner of Pine Street and Glendale Ct., Sidwell 15-10-276-013, Zoned R-1, One-Family Residential. The specific variances being sought are as follows:
 - A variance of 4 feet from Section 2102 (b) – Accessory Buildings, which requires and attached garage to be setback a minimum of 4 feet from the Principal Building, (4 feet required, 0 feet proposed) and a variance of 60% of the allowable width of the garage doors on a front facing garage (40% allowed, 100% proposed, located in the R-1, One-Family Residential zoning classifications.

SIDWELL NO: 15-15-276-013

LOCATION: 302 Glendale

5. Approve 2025 Meeting Calendar
6. Miscellaneous



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7. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-651-9061 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

ZONING BOARD OF APPEALS
CITY OF ROCHESTER
400 SIXTH STREET
ROCHESTER, MI 48307

REGULAR MEETING
September 25th, 2024
7:00 P.M.

1. CALL TO ORDER

Chair Thomas calls to order at 7:01 p.m.

2. ROLL CALL

PRESENT: Chair William Thomas, Denis Fleming, Cody Smith, Fred VanDame, Ray Thietten

ABSENT: David Gassen

OTHERS PRESENT: City Manager Nik Banda. Planning & Zoning Coordinator Jeremy Peckens.

3. MINUTES

MOTION: Smith makes a motion to pass the 8/28/24 Minutes, VanDame supports.

VOTE: YES: Thomas, Fleming, Smith, VanDame, Thietten

NO:

Motion Carried.

4. Mr. Hahn, owner of 624 Quarter Street, is seeking a variance in order to construct a detached garage in front of an existing home. The specific variance being sought is as follows:

- A variance from Sec. 2102 (A)(1) – Accessory buildings, which states that a building which is accessory to a single-family dwelling, and which is not attached thereto shall not be located in the front yard or between the front building line of the principal building and the front lot line; in the R-1 (One Family Residential) Zoning Classification.
 - SIDWELL NO: 15-15-257-010
 - LOCATION: 624 Quarter Street

Mr. Banda gives an overview of the property. Mr. Hahn was attempting to figure out how the garage would fit with all the trees on the lot. This is not a self-created hardship. The Board can argue the lot does would not automatically get a garage but that does not seem to be a reasonable decision. They cannot build a carriage style garage because of the change to the Zoning Ordinance prohibiting them. The building inspector had to deny it the way the plans were submitted according to the ordinance. It is 44ft back from the street. There are not many garages in front of the homes in the surrounding area but this is the only place it can be for this property. It is a reasonable ask according to the opinion of Administration, the only non-conforming feature is the location of the garage in front of the house.

Mr. Hahn spoke to the Board. They purchased the house in 2020 and put work into the home getting it back up to livable conditions. The last stage of their process is to construct the driveway and garage. His argument being that a house without a garage would be tough to hold its value. It is hard to add on while still meeting the setback requirements. They want to bring the garage forward and make it mirror the house in terms of its appearance and not cover up too much of the house.

Mr. Thietten asks about the house to the east, asking if the garage is going to sit even to the house.

Mr. Hahn answers it will sit almost even, slightly in front of the house line.

MOTION: Fleming moves to approve the variance of the location based on items E, G, I, J, K, L and M. Seconded by VanDame.

VOTE: YES: Thomas, Fleming, VanDame, Thietten

NO: Smith

ABSTAIN:

Motion Carried.

5. MISCELLANEOUS

Mr. Banda reports there may be a potential sign case upcoming.

6. ADJOURN

Thomas adjourns at 7:11 p.m.

Respectfully submitted,

Brian D'Annunzio, Deputy City Clerk



City of Rochester

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Rochester, MI 48307
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www.rochestermi.org

April 15, 2024

TO: Zoning Board of Appeals

RE: Staff Report - ZBA Case 302 Glendale Ct.

Mr. Stefano Grassi of PEG Construction, representing the owner of 302 Glendale, Mr. Thomas Delpup, is seeking two variances in order to construct a new home that will face Pine Street while having a Glendale Ct. address. The property currently has an existing home on it that faces Glendale Ct. and a garage in the rear of the property. The property is located on the northwest corner of Pine Street and Glendale Ct., Sidwell 15-10-276-013, Zoned R-1, One-Family Residential. The specific variances being sought are as follows:

A variance of 4 feet from Section 2102 (b) – Accessory Buildings, which requires an attached garage to be setback a minimum of 4 feet from the Principal Building, (4 feet required, 0 feet proposed) and a variance of 60% of the allowable width of the garage doors on a front facing garage (40% allowed, 100% proposed), located in the R-1, One-Family Residential zoning classifications.

With regard to the existing land use, the site is currently occupied with a home and detached garage. The owners are looking to demolish the existing structures and construct a new home with an attached garage that faces Pine Street. They have declared their front yard to front Glendale Ct., hence the 302 Glendale Ct. address, even though the front door will face Pine Street.

1. The site contains 0.17 acres of land, with a frontage of 50 feet along Glendale Ct. and has a depth of 150 feet along Pine.
2. By declaring Glendale Ct. as the front yard, they were able to meet all the required setbacks of the R-1 District, meet maximum lot coverage and minimum driveway depth abutting a street.
3. The reasoning for the orientation of the home whose front door faces Pine St. was that it allowed them to have an attached garage and functional useable back yard versus having a detached garage with a smaller yard.
4. The petitioner has improved the north facing garage wall with windows and relief to make it look more like a side of a home versus the standard blank wall of a garage.
5. If they had a secondary customer entrance on the front or rear of the building, they would be allowed a second sign by right, but they do not have such an entrance.

6. The two variances being sought are a direct outcome of designing the garage as a full-deep structure adjoining the proposed home, making it impossible to meet the two requirements.
7. The petitioner pointed out the ZBA recently faced this same situation at the corner of Ludlow and Madison and granted the request.

Staff recommends **approval** of the variances requested for the following reasons:

1. The request is reasonable given the ZBA has granted a similar request in the past.
2. There are other homes within the City that have front door orientations that do not face the street that their address is known for.
3. The petitioner has improved the north side of the proposed attached garage to imitate a side wall of a home with windows and some dimensional relief.
4. Your approval of the waivers being sought by the petitioner could be based on items B, F, G, I, J, K, L and N from your ZBA Variance Checklist.

Sincerely,

Nik Banda

Nik Banda
City Manager & Economic Development Director



City of Rochester

PAID

APR 01 2025

CITY OF ROCHESTER

RECEIVED

APR 01 2025

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Rochester, MI 48307
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www.rochestermi.org

CITY OF ROCHESTER
ZONING BOARD OF APPEALS
APPLICATION FOR HEARING

Date Filed: 3/20/25 Amount of Fee Paid: \$ 500.00
Location of Property: 302 GLENDALE, ROCHESTER 48307
APPELLANT: STEFANO GRASSI (PEG CONSTRUCTION)
Address: 1451 ANTLER CT, ROCH. HILLS 48309
Phone: 248-701-8219 E-MAIL: STEFANOSGRASSI@YAHOO.COM
OWNER: THOMAS J DELPU
Address: 3759 DOWLEY AVE, ROCH. HILLS, MI 48309
Phone: 248-302-8158 E-MAIL: tjdelpu@outlook.com

DEADLINES:

- The completed Application for Hearing must be received by the City Clerk no later than Noon, three (3) weeks prior to the next regular meeting of the Zoning Board of Appeals.
- If the time limit is met, the City will make a reasonable effort to schedule consideration of said plan during the next regular meeting of the Zoning Board of Appeals.
- Submittals received after the cut-off time will be placed on the agenda of the subsequent meeting.

Note: The Zoning Board of Appeals normally meets the fourth Wednesday of each month at 7:00 P.M. in the Municipal Building, 400 Sixth Street. Please check the City website for the date of each meeting.

REQUIREMENTS:

- Provide all required documentation and check to the City Clerk.
- Provide DIGITAL & 10 COPIES of the blueprint drawings of the site plan (pre-folded to 1/4 size with the blueprint seal on the outside).
- Provide DIGITAL & 10 COPIES of the completed Application.
- Provide DIGITAL & 10 COPIES of correspondence and any written documents.
- Provide a check payable to the City of Rochester in the amount of \$500.00.
- Provide DIGITAL blueprints, application, correspondence and any written documents to the City Manager's Office at citymanager@rochestermi.org.

APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE ZONING BOARD OF APPEALS MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE ZBA MEMBERS.

FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE ZONING BOARD OF APPEALS MEETING MAY RESULT IN TABLING CONSIDERATION OF THE APPEAL OR DENIAL OF THE APPEAL.

Complete the appropriate section below. Additional information is to be supplied on separate sheets if the space provided on this form is inadequate. Attach plans, drawn to scale, showing shape and dimension of lots, buildings and lines of proposed building to be erected, altered or changed, also indicating setbacks, relationship to neighborhood lots and other pertinent information.

SECTION 1. Interpretation or Administrative Review

The appellant respectfully requests that an interpretation be made by the Board of Appeals of Article _____, Section _____, of the City Zoning Ordinance.

An appeal is requested for a review of a determination made by the Zoning Ordinance enforcing officer. (See Section 3002a)

An appeal is made for an interpretation of the Zoning Map as follows. (Article 1, Section 100)

An interpretation of the Zoning map is requested for the following reasons:

SECTION 2. Variance (A variance is for a structure otherwise prohibited by the ordinance and can be granted only in showing an undue hardship or practical difficulty. See Article 30, Section 3001b.)

The appellant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of his property because the following peculiar or unusual conditions are present which justify a variance:

The following unnecessary hardship will result if the variance is not granted:

By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

Signature of Owner: [Handwritten Signature]

THOMAS J. DE LUCA
(Print Name)

Date: 3-17-2025

Signature of Applicant (if not Owner): [Handwritten Signature]

STEFANO CRASSI
(Print Name)

Date: 4/1/25

REVIEWED AND CONFIRMED VARIANCE IS NEEDED:

CITY OF ROCHESTER CODE INSPECTOR

Date: _____

ZBA VARIANCE REQUEST CHECKLIST

APPLICANT NAME: _____

ADDRESS: _____

VARIANCE REQUESTED: _____

THE VARIANCE IS: _____ APPROVED _____ DENIED

APPROVED WITH THE FOLLOWING CONDITIONS: _____

IN REACHING THIS DECISION, THE BOARD MAKES THE FOLLOWING FINDINGS:

- _____A. The requested variance is not a result of an action taken by an applicant to specifically create the condition leading to the request.
- _____B. The requested appeal will not be contrary to the intent and purpose of the Zoning Ordinance.
- _____C. The requested variance will overcome adversity created by the Zoning Ordinance to the extent that the property cannot be used for any permitted useful purpose.
- _____D. The requested variance will reduce the possibility of severe economic impact, which, if not remedied, could be deemed a confiscation of the property. (If the variance is requested to simply make its use more valuable, the variance has no standing if it is found that this is the only reason the variance is requested.)
- _____E. The requested variance, if granted, is based primarily on the fact that the property in question is unique or different from all other properties in the same Zoning District as to find it necessary to grant the variance in order to give the unique property the same privileges of use as that which is enjoyed by all other properties in the same district.
- _____F. The requested variance, if granted, will not create a precedent which can be applied generally to other properties in the same district, so as to establish through the precedent, what in effect could become and should be legislative action to amend the zoning ordinance rather than to create the possibility of granting variances over and over again for the same reason.
- _____G. The request, if granted, will not cause a substantial adverse effect upon adjacent properties in the district or Zoning District itself in a more general way.
- _____H. The requested variance is applicable to only the property under the ownership-control of the applicant.
- _____I. The requested variance will not alter the essential character of the Zoning District in which it is located as to dimensional requirements.
- _____J. The requested variance will not create a hazard to the public health, safety and general welfare of the persons in the zoning district and the municipality generally.
- _____K. The requested variance will not produce nuisance conditions to the occupants of adjacent properties and the surrounding area in terms of the emission of noise, odor, dust, smoke, vibration, glare, heat or inconsistent or untimely activity in relation to that normally associated with the permitted use activities in the district.
- _____L. The requested variance will not add substantially more to the generation of traffic than that which is generated by other permitted uses in the District.
- _____M. The requested variance, if dimensional in nature, is the result of conditions existing in relation to a lot or parcel, but not of the creation of the applicant, including such possibilities as narrowness, shallowness or irregular shape of lot due to platting or parcelling prior to the enactment of zoning or if the lot or parcel has unusual natural characteristics such as topography, water features, wetlands, vegetation, geological or soil conditions, historical archeological features, etc.
- _____N. The variance granted is the minimum necessary to permit the reasonable use of the property in terms of the comparable reasonable use of all other properties in the Zoning District.



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ZBA Calendar for 2025 Meeting Schedule

The Zoning Board of Appeals will meet the fourth Wednesday of every month with the exception of November and December being on the third Wednesday. Meetings will be cancelled in the event of no case being brought before the ZBA. All meetings will begin at 7:00pm in Council Chambers at the Rochester Municipal Building 400 Sixth Street, Rochester MI 48307. Check the City Calendar for updates.

January 22nd

February 26th

March 26th

April 23rd

May 28th

June 25th

July 23rd

August 27th

September 24th

October 22nd

November 19th

December 17th

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MARK POSTAL.

THE DELPUP HOUSE

302 GLENDALE , ROCHESTER , MI.

PRELIMINARY PLAN
NOT FOR
CONSTRUCTION



EAST ELEVATION

SCALE = 1/4" = 1'-0"

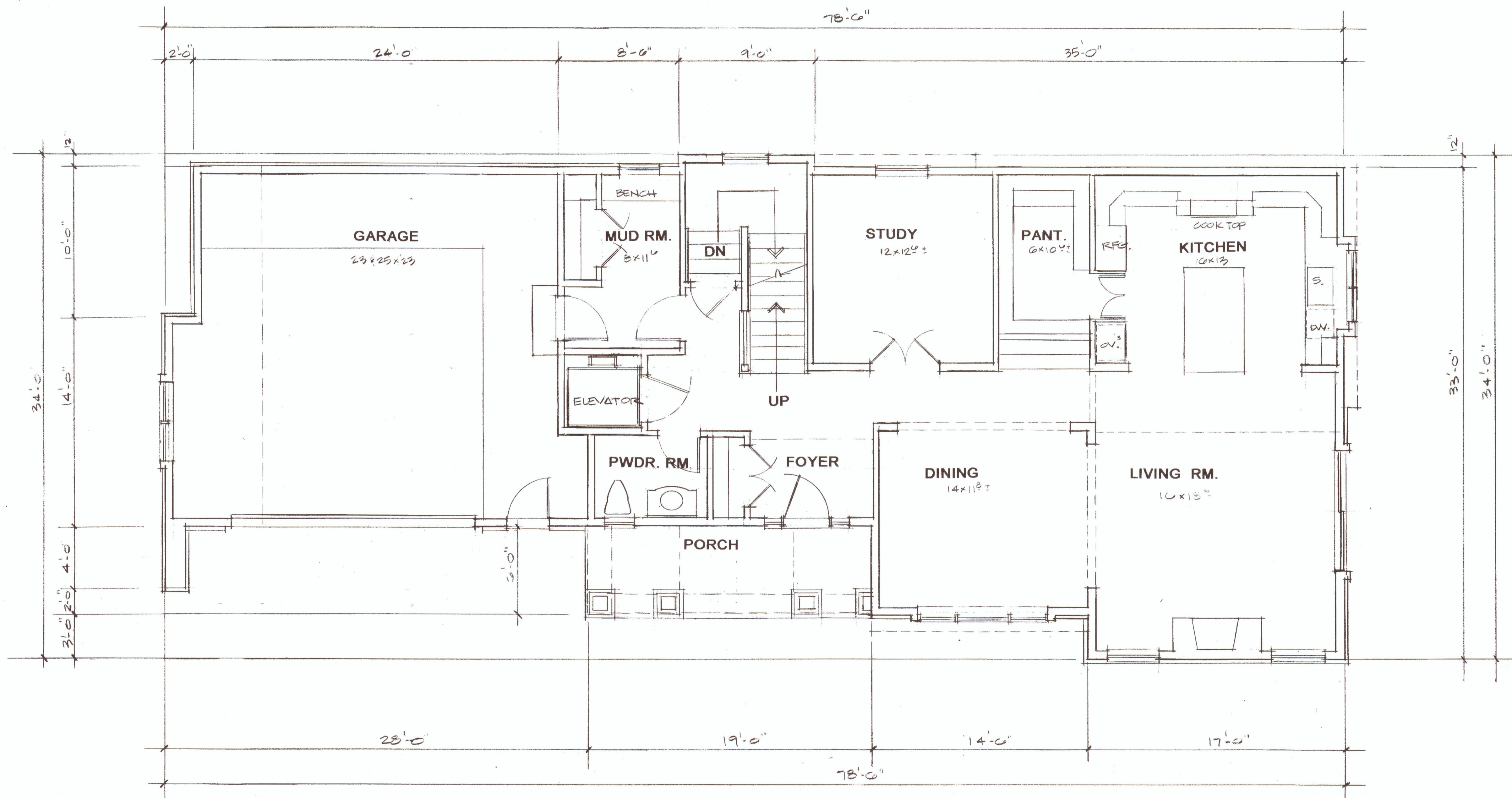
MARK POSTAL - DESIGNER
CLARKSTON, MICHIGAN 48347 P.H. 248-425-7144
P.O. BOX 908



JOB NO.
20250102
DATE
3-24-25

SHEET
1
OF 4

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MAIN FLOOR PLAN

9' ceiling ht.

LIVING AREA = 1497 SQ. FT.

PRELIMINARY PLAN
NOT FOR
CONSTRUCTION

HOUSE FOOTPRINT 2182 SQ. FT.
(INCLUDES GARAGE & PORCH)

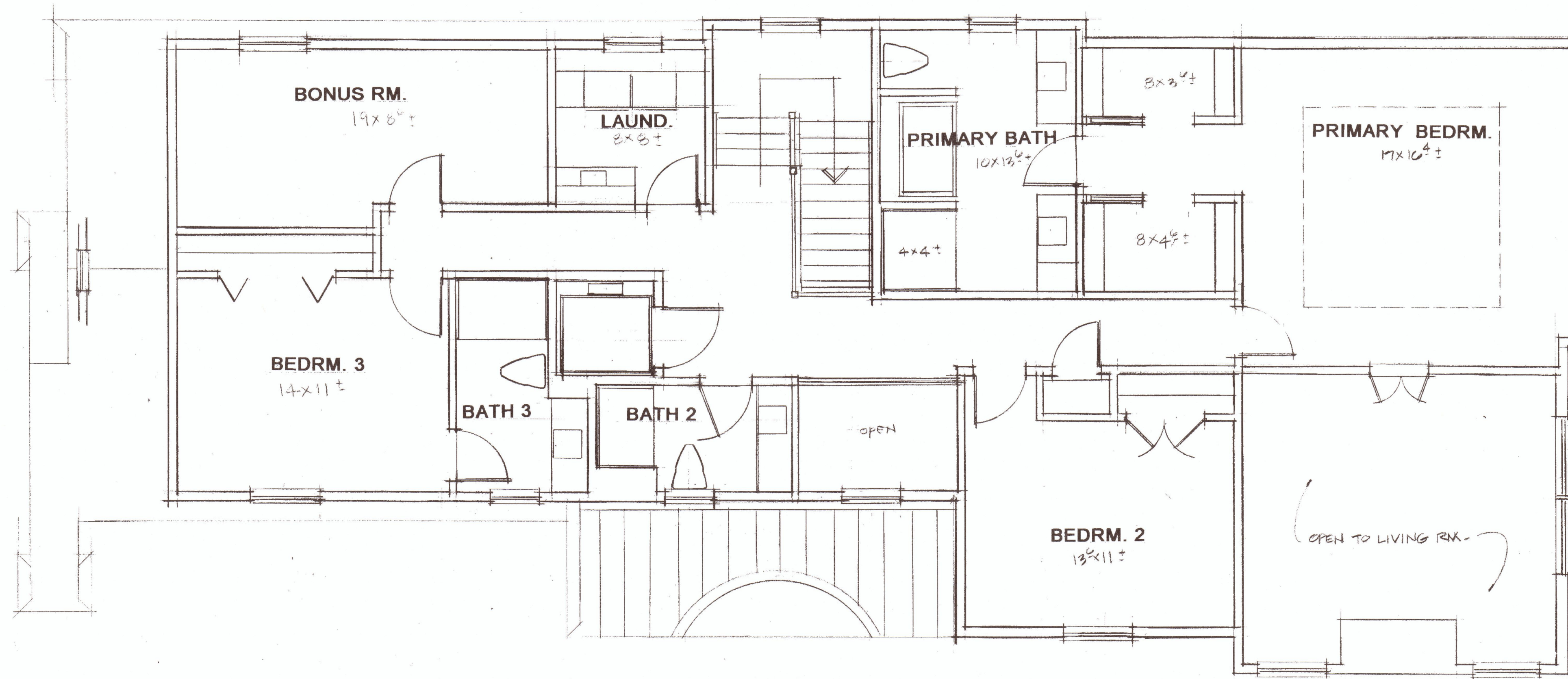
MARK POSTAL - DESIGNER



JOB NO.
2025010
DATE
3.24.25

SHEET
2
OF 4

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MARK POSTAL.



PRELIMINARY PLAN
NOT FOR
CONSTRUCTION

UPPER FLOOR PLAN

8' CEILING HT.

(1718 SQ. FT. ±)

MARK POSTAL - DESIGNER
CLARKSTON, MICHIGAN 48347 PH. 248-425-7144
P.O. BOX 908

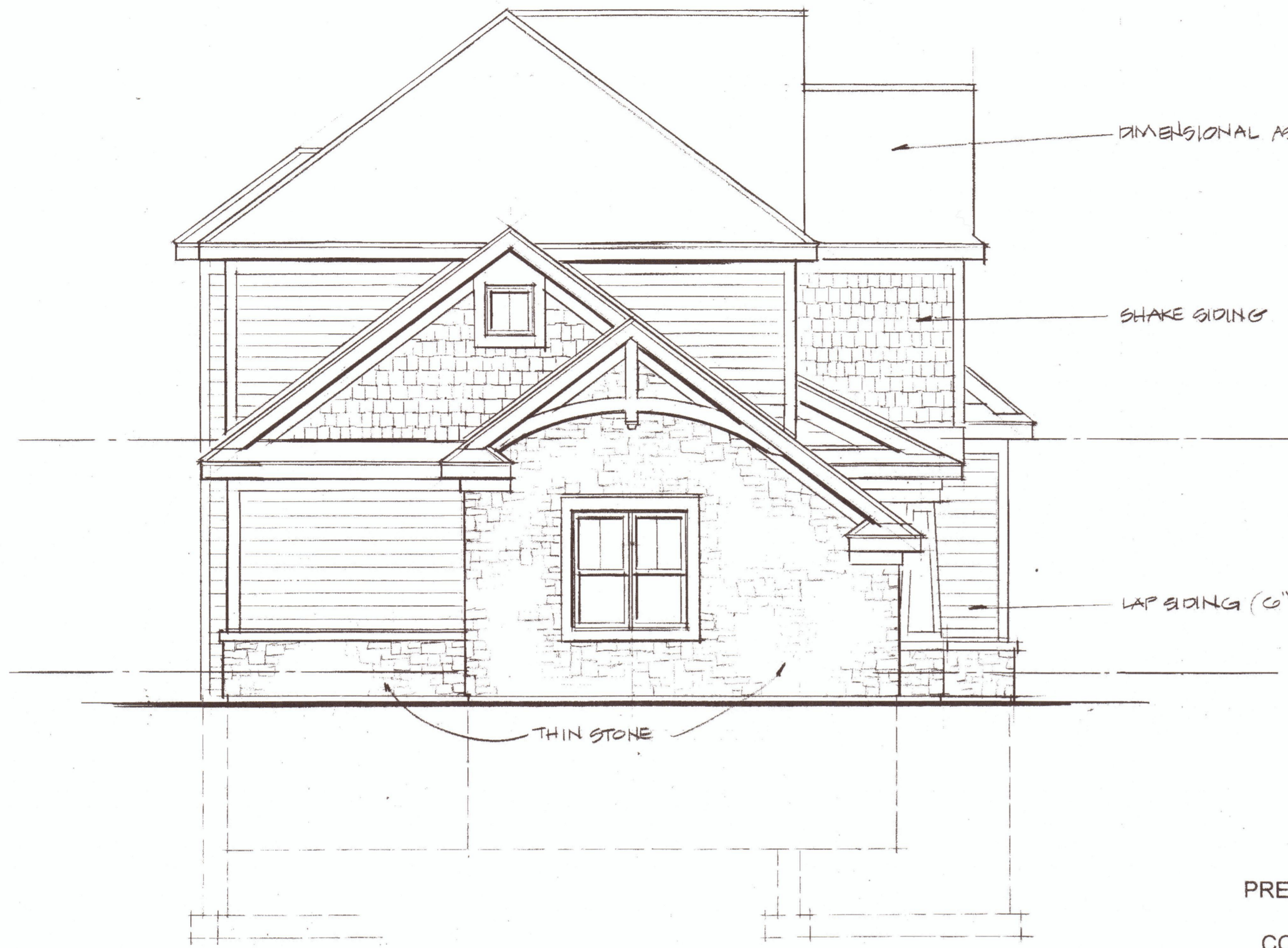


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20250102
DATE
3-24-25

SHEET
3
OF 4

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DESIGNER
-
POSTAL
-
MARK



SOUTH ELEVATION SCALE: 1/4"=1'-0"

DIMENSIONAL ASPHALT SHINGLES

SHAKE SIDING

LAP SIDING (6" EXPOSURE)

THIN STONE

PRELIMINARY PLAN
NOT FOR
CONSTRUCTION



NORTH ELEVATION SCALE: 1/4"=1'-0"

THIN STONE



WEST ELEVATION SCALE: 1/4"=1'-0"

DIMENSIONAL ASPHALT SHINGLES

LAP SIDING (6" EXPOSURE)

THIN STONE

12" EAVES

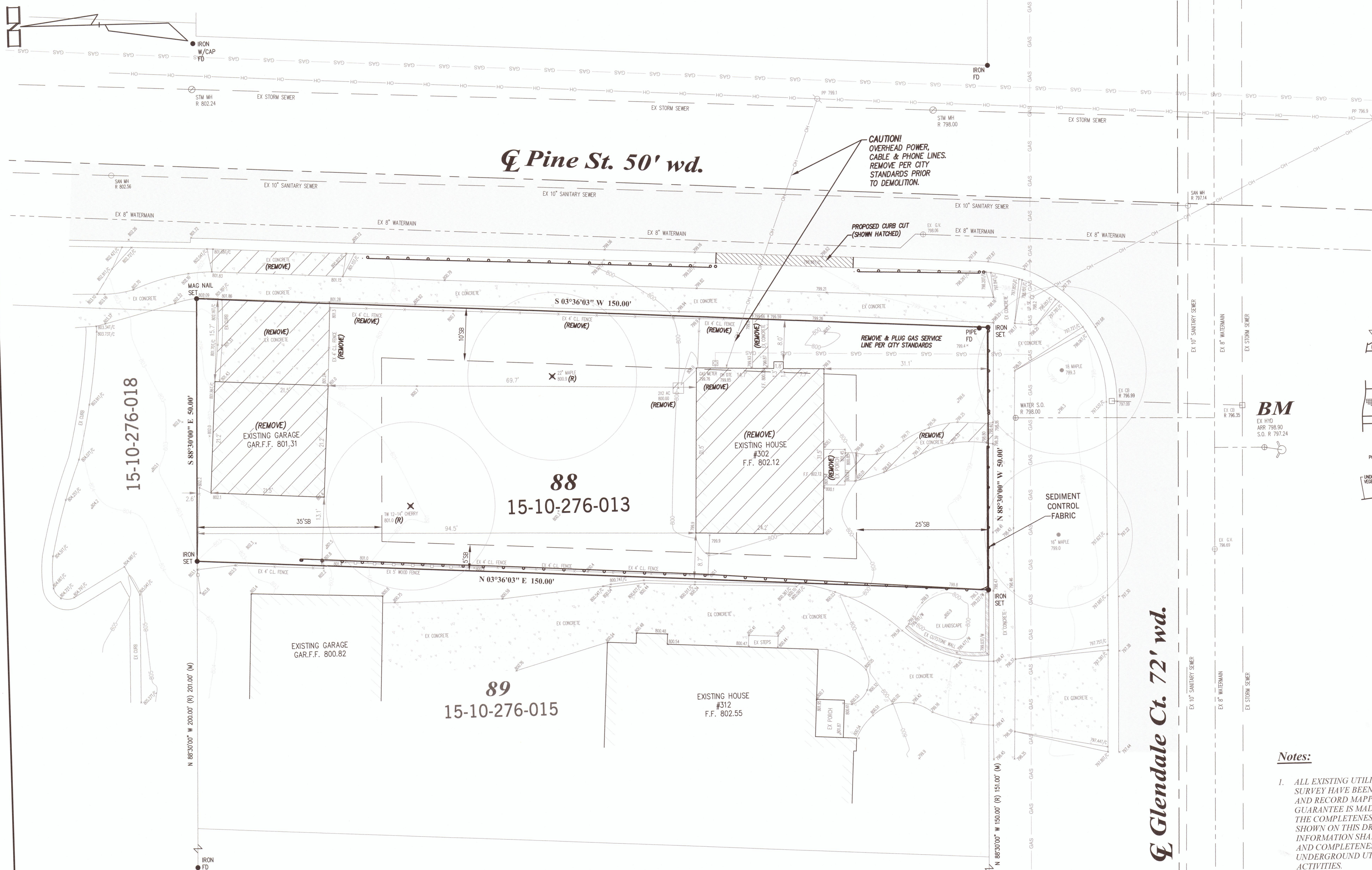
8' 1 1/2"

9' 1 1/2"

12
9

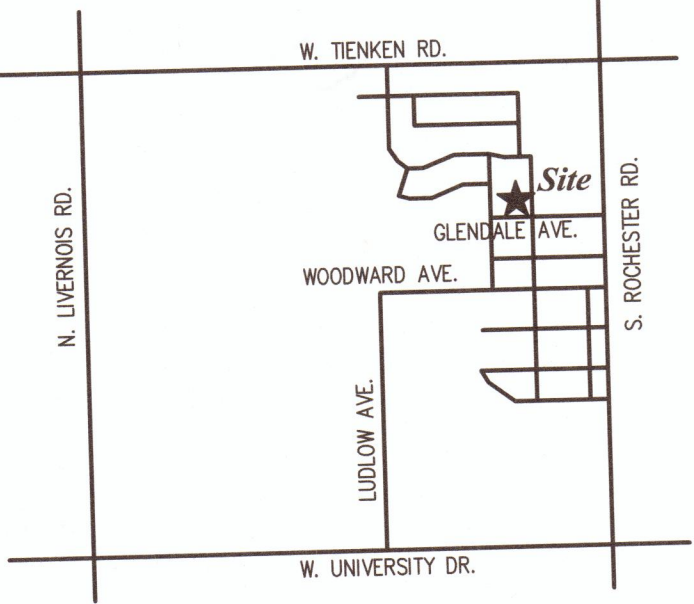
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2025016
DATE
3-24-2

SHEET
4
OF 4



LEGEND

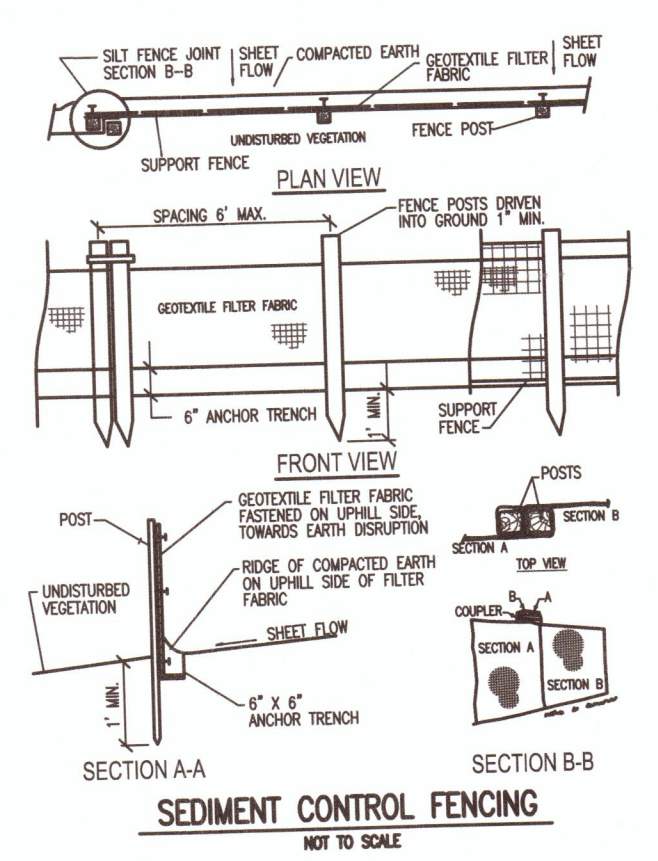
- EXISTING GRADE
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING TREE - SIZE & TYPE
- REMOVE TREE
- PROPOSED GRADE
- PROPOSED DRAINAGE FLOW
- PROPOSED CONTOUR
- SEDIMENT CONTROL FENCE
- DEMOLITION LIMITS



Location Map
SCALE: 1" = 200'

| START DAY | END DAY | SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION |
|-----------|---------|---|
| 1 | 2 | INSTALL SILT FENCE AS SHOWN ON THIS PLAN |
| 3 | 10 | CLEAR AND ROUGH GRADE SITE |
| 5 | 20 | EXCAVATE FOR BASEMENT, INSTALL FOOTINGS AND INSTALL BASEMENT WALLS |
| 20 | 45 | INSTALL SANITARY SEWER LEAD SUMP DISCHARGE LEAD, STORM SEWER AND WATER SERVICE, BACKFILL BASEMENT |
| 90 | 110 | INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CLE TV) |
| 120 | 250 | COMPLETE BUILDING CONSTRUCTION |
| 300 | 340 | FINISH GRADE AND PAVE DRIVE |
| 340 | 360 | ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOIL. REMOVE ALL SOIL EROSION CONTROL DEVICES |

- NOTES:**
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
 - SITE WILL BE RESTORED WITH SEED AND MULCH.



BM
EX HYD
HOR 798.90
S.O. R. 797.24

Notes:

- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS. SUBDIVISION RESTRICTIONS MAY BE MORE RESTRICTIVE.
- NO SANITARY LEAD MAPPING WAS AVAILABLE. BUILDER TO LOCATE AND USE EXISTING SANITARY LEAD FOR PROPOSED HOUSE.

PROPERTY IS ZONED R-1 ONE FAMILY RESIDENTIAL:
SETBACKS:
FRONT - 25 FEET
SIDE - 5 FEET ONE SIDE, TOTAL OF TWO - 15 FEET
REAR - 35 FEET
MAXIMUM BUILDING HEIGHT - 25 FEET OR 2.5 STORIES.
MAXIMUM LOT COVERAGE OF ALL BUILDINGS - 30%

Benchmark:
EXISTING HYDRANT ARROW
LOCATED ACROSS GLENDALE CT. FROM LOT 88
ELEVATION - 798.90 NAVD '88

SHEET INDEX:

- EXISTING CONDITIONS / DEMOLITION PLAN
- PRELIMINARY SITE PLAN

This is to certify that I, William J. Norman II, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 15-10-276-013
LOT 88 "WOODWARD HEIGHTS" A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 10, T3N, R11E, VILLAGE OF ROCHESTER (NOW CITY OF ROCHESTER), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 23 OF PLATS, PAGE 30, OAKLAND COUNTY RECORDS.



PROPERTY ADDRESS:
302 GLENDALE AVE.
ROCHESTER, MI 48307

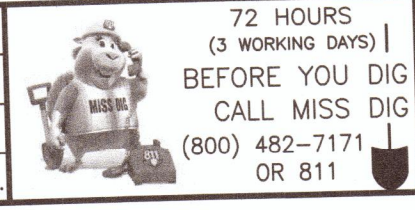
BUILDER:
THOMAS DELPUP
3759 DONLEY AVE.
ROCHESTER HILLS, MI 48309
(248) 302-8158

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PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

| | | |
|---------------|-----------------|------|
| DATE 2-4-2025 | CKD. BY | DATE |
| DRAWN JM | | |
| DESIGN WJN | | |
| SECTION 10 | T-3 -N- R-11 -E | |

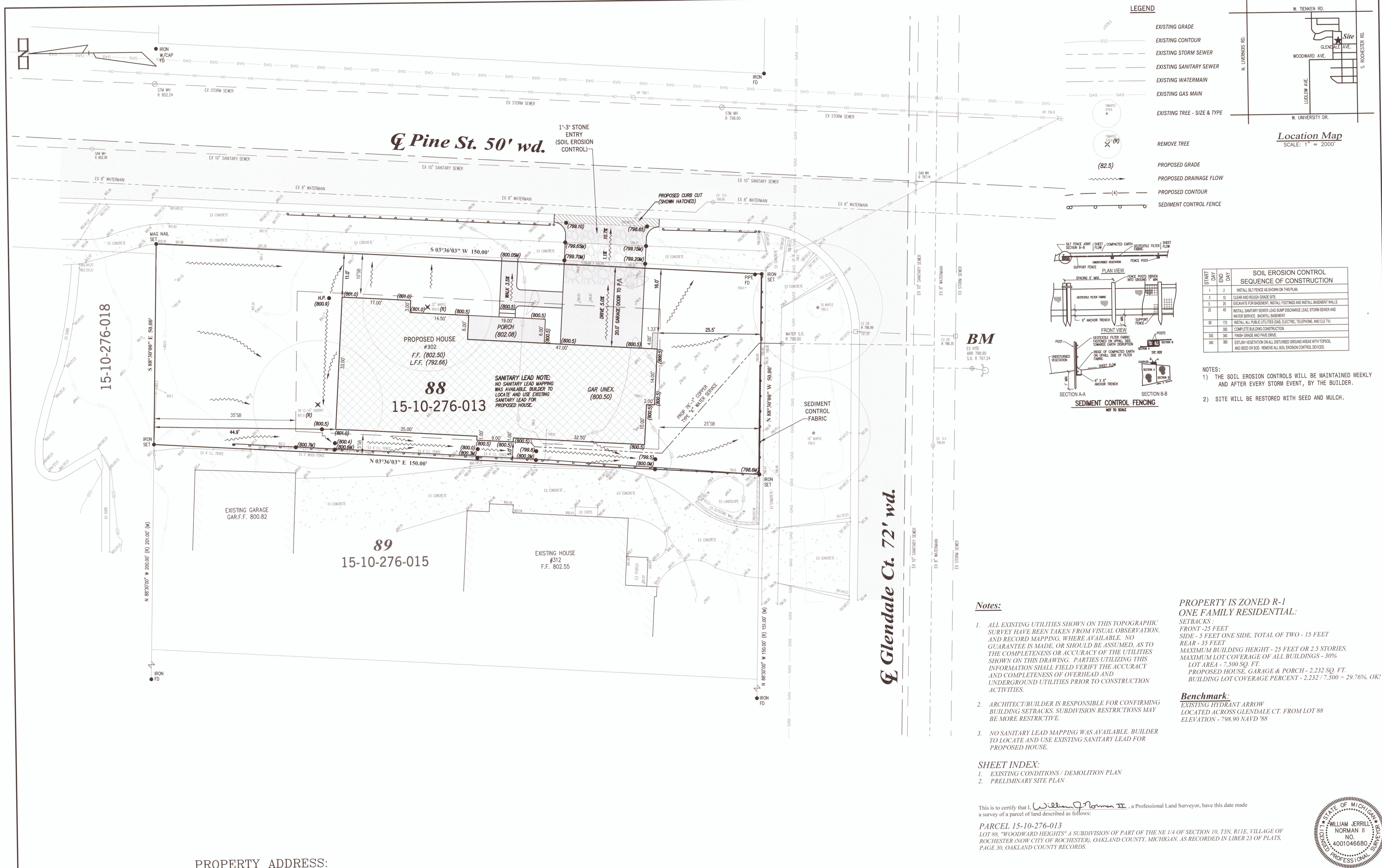


EXISTING CONDITIONS / DEMOLITION PLAN
PARCEL NO. 15-10-276-013
CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

| |
|----------------|
| SCALE 1" = 10' |
| SHEET 1 OF 2 |
| KE 2024.181 |

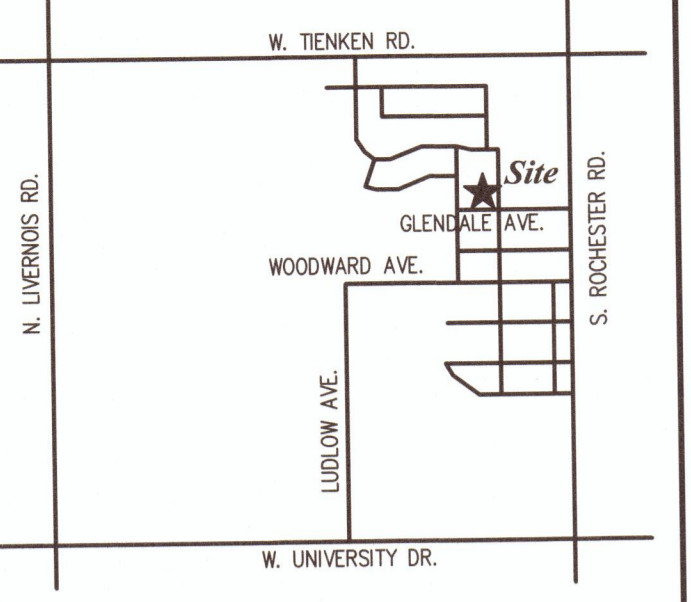
| DATE | ISSUE |
|-----------|---|
| 2-10-2025 | EXISTING GARAGE MARKED TO BE REMOVED PER CLIENT |
| 2-25-2025 | REV. HSE PER CLIENT |

DELPUP.TPO

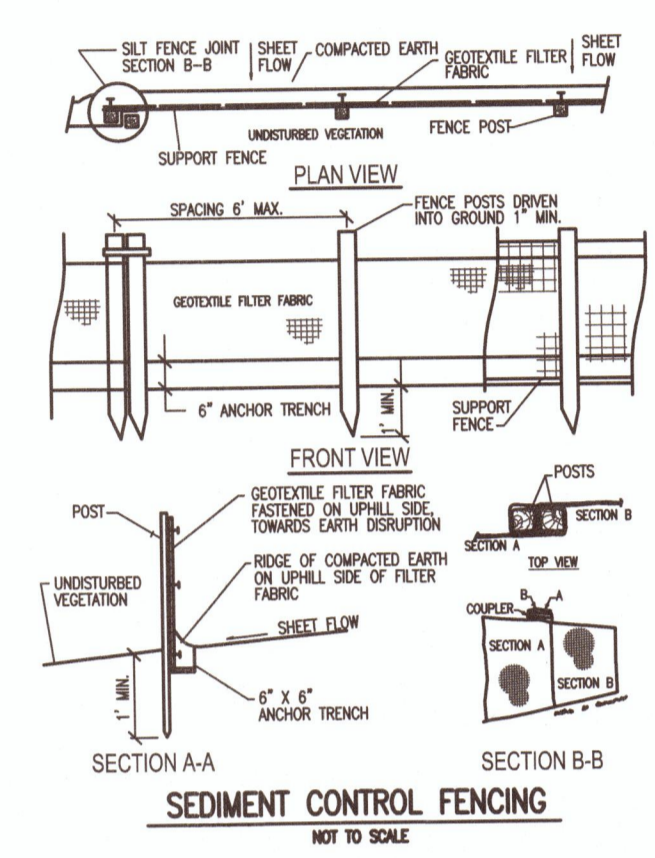


LEGEND

| | |
|--|-----------------------------|
| | EXISTING GRADE |
| | EXISTING CONTOUR |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING WATERMAIN |
| | EXISTING GAS MAIN |
| | EXISTING TREE - SIZE & TYPE |
| | REMOVE TREE |
| | PROPOSED GRADE |
| | PROPOSED DRAINAGE FLOW |
| | PROPOSED CONTOUR |
| | SEDIMENT CONTROL FENCE |



Location Map
SCALE: 1" = 2000'



SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

| START DAY | END DAY | DESCRIPTION |
|-----------|---------|---|
| 1 | 2 | INSTALL Silt Fence AS SHOWN ON THIS PLAN. |
| 3 | 10 | CLEAR AND ROUGH GRADE SITE. |
| 11 | 20 | ESCAPEES FOR BASEMENT, INSTALL FOOTINGS AND INSTALL BASEMENT WALLS. |
| 21 | 45 | INSTALL SANITARY SEWER LEAD SUMP/ DISCHARGE LEAD, STORM SEWER AND WATER SERVICE. BACKFILL BASEMENT. |
| 50 | 170 | INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CLE TV). |
| 180 | 350 | COMPLETE BUILDING CONSTRUCTION. |
| 350 | 340 | FINISH GRADE AND PAVE DRIVE. |
| 340 | 390 | ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOILS. REMOVE ALL SOIL EROSION CONTROL DEVICES. |

NOTES:
 1) THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
 2) SITE WILL BE RESTORED WITH SEED AND MULCH.

Notes:

- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS. SUBDIVISION RESTRICTIONS MAY BE MORE RESTRICTIVE.
- NO SANITARY LEAD MAPPING WAS AVAILABLE. BUILDER TO LOCATE AND USE EXISTING SANITARY LEAD FOR PROPOSED HOUSE.

PROPERTY IS ZONED R-1 ONE FAMILY RESIDENTIAL:
SETBACKS:
 FRONT - 25 FEET
 SIDE - 5 FEET ONE SIDE, TOTAL OF TWO - 15 FEET
 REAR - 35 FEET
 MAXIMUM BUILDING HEIGHT - 25 FEET OR 2.5 STORIES.
 MAXIMUM LOT COVERAGE OF ALL BUILDINGS - 30%
 LOT AREA - 7,500 SQ. FT.
 PROPOSED HOUSE, GARAGE & PORCH - 2,232 SQ. FT.
 BUILDING LOT COVERAGE PERCENT - 2,232 / 7,500 = 29.76%, OK!

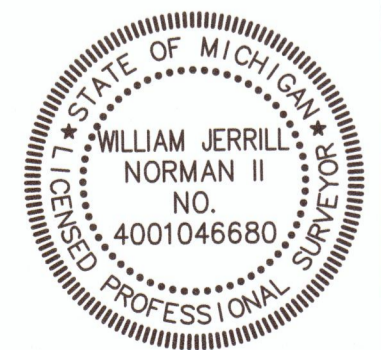
Benchmark:
 EXISTING HYDRANT ARROW
 LOCATED ACROSS GLENDALE CT. FROM LOT 88
 ELEVATION - 798.90 NAVD '88

SHEET INDEX:

- EXISTING CONDITIONS / DEMOLITION PLAN
- PRELIMINARY SITE PLAN

This is to certify that I, William J. Norman II, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 15-10-276-013
 LOT 88, "WOODWARD HEIGHTS" A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 10, T3N, R11E, VILLAGE OF ROCHESTER (NOW CITY OF ROCHESTER), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 23 OF PLATS, PAGE 30, OAKLAND COUNTY RECORDS.



PROPERTY ADDRESS:
 302 GLENDALE AVE.
 ROCHESTER, MI 48307

BUILDER:
 THOMAS DELPUP
 3759 DONLEY AVE.
 ROCHESTER HILLS, MI 48309
 (248) 302-8158

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 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

| | | |
|---------------|-------------------|------|
| DATE 2-4-2025 | CKD. BY | DATE |
| DRAWN JIM | | |
| DESIGN WJN | | |
| SECTION 10 | T- 3 -N- R- 11 -E | |



PRELIMINARY SITE PLAN - LOT 88
 PARCEL NO. 15-10-276-013
 CITY OF ROCHESTER, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 10'
 SHEET 2 OF 2
 KE 2024.181

| DATE | ISSUE |
|-----------|---|
| 2-19-2025 | EXISTING GARAGE MARKED TO BE REMOVED PER CLIENT |
| 3-25-2025 | REV. HSE PER CLIENT |

DELPUP.TOPC