

**APPLICATION
IN ACCORDANCE WITH ORDINANCE C-9-83
CITY OF FARMINGTON HILLS, MICHIGAN**

READ INSTRUCTIONS ON THE BACK

PROPOSED NEW HOME

Subdivision: _____ Lot or Parcel No: _____ Address: _____

Zoning: _____ Builder/Firm: _____ Name of Applicant: _____

Telephone No: _____ Title: _____

This ordinance requires that new homes be of a minimum living area and that they are not dissimilar to other homes existing in the neighborhood. In addition, the new home cannot be identical to homes located on either side of the proposed home.

SECTION 21.80 (1) – FLOOR AREA OF HOMES IN THE SURROUNDING AREA

Home #	Parcel Number/Street Address	Lot #	Photograph Provided?	Floor Area (square feet)
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
TOTAL:				
Divide by number of homes above=			x 75%=	
Floor area of proposed home				

Section 21.80 (2) – Provide a minimum of one photograph of a home(s) in the surrounding area that uses similar materials in both type and coverage on its façade.

Photograph(s) provided for home(s) No. _____

Section 21.80 (3) – Provide a minimum of one photograph of a home(s) in the surrounding area whose architecture is not substantially dissimilar to the architecture of the home you are proposing.

Photograph(s) provided for home(s) No. _____

Section 21.80 (4) – Provide photographs of the homes existing on either side of your proposed home. If necessary, complete the following table:

Home Number	Height of Main Roof Ridge Above 1 st Floor	Height of Main Roof Ridge Above Top of Plate	Length of Main Roof Ridge	Width Between Outside Walls
Proposed Home				

I, as applicant for a single family building permit for a new dwelling in the City of Farmington Hills, do hereby swear, under oath, that the above information is accurate to the best of my knowledge and belief and that the provisions of Ordinance No. C-9-83 have been adhered to and that should the information prove false, erroneous or inaccurate, it shall be grounds for revocation of the said building permit.

Signature _____ / _____

Name – Please Print

STATE OF MICHIGAN)
)SS
COUNTY OF _____)

Title _____ Date _____

On this _____ day of _____, 20____, before me personally appeared _____, who did say upon oath that the above information is accurate to the best of his/her knowledge.

Notary Public, Oakland County, Michigan

My Commission Expires: _____

Reviewing Official Approval _____

Date: _____

INSTRUCTIONS

COMPLETE INFORMATION ON THE REVERSE SIDE OF THIS SHEET AS FOLLOWS:

SECTION 21.77

- A. Identify the surrounding area: The 10 closest one-family dwellings within 750 feet in all directions. The distance is to be measured in a straight line from lot line to lot line. The measurements shall:
- not extend beyond the existing zoning district of the proposed home
 - not extend beyond the plat of the proposed home except on the same street
 - not cross major thoroughfares
- B. Use the records of the Assessing Division of the City of Farmington Hills to determine the floor area for each home in the surrounding area.
- C. Your proposed home must have a minimum of 75% of the average floor area of the homes in the surrounding area.

SECTION 21.80 (2)

- D. The type, quality and proportional area of coverage of materials used on the exterior of your proposed home must not be substantially dissimilar to the materials of the other homes in the surrounding area. A minimum of two color photographs must be submitted to verify this. It may be necessary to submit photographs of additional homes to satisfy the Reviewing Official that this condition is met. Identify the home number(s) of the photographs provided.

SECTION 21.80 (3)

- E. The architectural character of your proposed home must not be substantially dissimilar to the other homes in the surrounding area. A minimum of one color photograph must be submitted to verify this. It may be necessary to submit photographs of additional homes to satisfy the Reviewing Official that this condition is met. Identify the home number(s) of the photographs provided.

SECTION 21.80

- F. The Ordinance requires that the proposed home cannot be identical to the existing homes located immediately adjacent on both sides. Color photographs of both homes must be submitted.
- G. In order to be declared identical to one of the adjacent homes, at least four of the following criteria must be met:
1. Height of the main roof ridge above the first floor is within two feet of the height of the adjacent home.
 2. Height of the main roof ridge above the top of the plate is within two feet of the height of the adjacent home.
 3. Length of the main roof ridge is within two feet of the length of the adjacent home.
 4. Width between the outside walls is within two feet of the width of the adjacent home.
 5. Relative locations of windows and doors on the front or side are the same as the adjacent home either as constructed or reversed end-to-end.
 6. Relative locations of an attached garage or porch are the same as the adjacent home.
- H. If the above cannot be adequately judged from the photographs provided, then the Reviewing Official may require that dimensions be provided by the applicant. If the dimensions are estimated by the applicant, they must be so indicated.

GENERAL

- I. If the above indicated that the proposed home meets the criteria established in the Ordinance, the applicant should sign the form and have it notarized.
- J. The Reviewing Official will review the application and upon agreement with the applicant's certification, will approve the application. If the application is not approved, the Reviewing Official will indicate, in writing, the deficiencies.
- K. Questions regarding the appeal of a denial should be referred to the Reviewing Official.
- L. Note: City Code prevents the issuance of a building permit without this approval. If a home under construction is found to be in violation of this Ordinance, a Stop Work Order will be issued.
- M. Construction per the approval under this ordinance should be commenced promptly. In developing areas, if, after thirty (30) days, there has been new construction in the surrounding area of an approved application which may alter the conditions upon which approval was granted, the Reviewing Official may initiate a further review for compliance. A separate application and new fee may be required.
- N. The non-refundable fee for review is \$40 to be paid upon application at the Building Division and is valid for up to three revisions within thirty (30) days of the initial application.