

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
JANUARY 9, 2018 – 7:30 P.M.
FARMINGTON HILLS CITY HALL – COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS, MI

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **OLD BUSINESS:**

A. ZBA CASE: 11-17-5623
LOCATION: 30055 Northwestern Highway
PARCEL I.D.: 23-12-476-006
REQUEST: In order to replace an existing 13.33 foot tall, 100 square foot sign with a 14 foot tall, 96.11 square foot freestanding sign in an OS-3 Zoning District, the following special exceptions are requested: 1. An 8 foot height special exception to the 6 foot height limit. 2. A 64.11 square foot special exception to the 32 square foot sign area.
CODE SECTION: 34-5.5.3.A.iv.
APPLICANT: Signs by Crannie
OWNER: Providence Hospital

5. **NEW BUSINESS:**

B. ZBA CASE: 1-18-5624
LOCATION: 37000 Grand River Avenue
PARCEL I.D.: 23-20-300-029, -030
REQUEST: In order to construct a drive-thru restaurant and patio in a B-3 Zoning District. 1. 10 tree variance from the 10 tree requirement for the parking lot. 2. 3 tree variance from the 7 tree replacement tree requirement for the restaurant site. 3. Variance of 50 square feet from the permitted 400 square feet allowed for accessory outdoor seating to permit a 450 square foot patio.
CODE SECTION: 34-5.14.4.C.; 34-5.18.7.A.; 34-4.32.2.
APPLICANT: Thomas Duke of Duke & Duke, LP
OWNER: Duke & Duke, LP

C. ZBA CASE: 1-18-5625
LOCATON: 23850 Freeway Park
PARCEL I.D.: 23-30-276-007
REQUEST: In order to build an addition to a warehouse in an L1-1 Zoning District, the following two options are proposed:
Option 1. 1. A variance to permit 3 new parking spaces within the minimum front yard setback. 2. A variance from the 10 foot required landscape area, for four new parking spaces. 3. A variance from the required hedgerow or 2 foot wall for the new parking spaces. **Option 2.** 1. A variance to permit 2 new barrier free parking spaces within the minimum front yard setback: 2. A variance of four new parking spaces along Industrial Drive from the required 37 parking spaces for the office and warehouse uses.

CODE SECTION: 34-5.2.1; 34-3.5.2.S.; 34-3.5.2.V.; 34-5.14.5.; 34-5.2.; 34-3.5.1.S. 34-5.2.11.

APPLICANT: Bennett Donaldson, JB Donaldson Company
OWNER: Don Selmi, D J & M Investments, L.L.C.

D. Adoption of proposed By-Laws

6. Public Questions and Comments

7. Approval of Minutes: November 14, 2017
8. Adjournment

James Stevens, Secretary

Staff Contact:

Dennis Randt, Zoning Division Supervisor
248-871-2520, drandt@fhgov.com

A site visit may be held on Sunday, January 7, 2018, 9 a.m.
Meet in City Hall Lobby
No action is taken on site visits

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 248-871-2410 at least two (2) business days prior to the meeting, wherein necessary arrangements/accommodations will be made. Thank you.