

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 10, 2015 - 7:30 PM
FARMINGTON HILLS CITY HALL – COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD
FARMINGTON HILLS, MI
www.fhgov.com

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Agenda**

4. **OLD BUSINESS:**

- A. ZBA CASE: 10-15-5572
LOCATION: 28806 Grand River Avenue
PARCEL I.D.: 23-36-326-020
REQUEST: In order to build a 14 foot 2 inch tall pole sign and retain existing location in a B-3 zoning district, the following special exception is requested: (1) **4 foot 10 inch special exception** to the 9 foot 4 inch height.
CODE SECTION: 34-5.5.3.B.
APPLICANT: Aver Sign Company
OWNER: Rami Farhat-President, Rami Enterprises, Inc. and Robert Barrick-President, Barrick Enterprises, Inc.

5. **NEW BUSINESS:**

- A. ZBA CASE: 11-15-5577
LOCATION: 22915 Canfield
PARCEL I.D.: 23-25-351-022
REQUEST: A variance from the restriction of storage of recreational equipment or trailers over 6 feet in height in an RA-3 Zoning District to be located in the rear yard only, in order to store a recreational vehicle exceeding 6 feet in height in the front yard.
CODE SECTION: 34-5.7
APPLICANT/OWNER: Emilie Harvey
- B. ZBA CASE: 11-15-5579
LOCATION: 30470 Grand River
PARCEL I. D.: 23-35-129-020
REQUEST: A 15 foot special exception to the 15 foot setback requirement in a B-3 Zoning District in order to build a monument sign.
CODE SECTION: 34-5.5.3.B.M.
APPLICANT: Advanced Veterinary Medical Center
OWNER: Elbola Holdings, L.L.C.

- C. ZBA CASE: 11-15-5580
LOCATION: 23440 Sans Souci
PARCEL I. D.: 23-25-151-024
REQUEST: A variance from the restriction of storage of recreational equipment or trailers over 6 feet in height in an RA-1 Zoning District to be located in the rear yard only, in order to store a recreational vehicle exceeding 6 feet in height in the front yard.
CODE SECTION: 34-5.7
APPLICANT/OWNER: Michael Harmer
- D. ZBA CASE: 11-15-5581
LOCATION: 32050 W. Thirteen Mile
PARCEL I. D.: 23-03-453-004
REQUEST: Christmas tree sales: In order to store two temporary trailers on the lot in an RA-1 zoning district, the following variances are requested: 1. Variance is requested from the requirement that only one trailer is permitted for seasonal sales.
2. Variance from the requirement that the trailer must be of a neutral color.
3. Variance from the requirement the sign may not exceed 75 square feet.
CODE SECTION: 34-4.56.5, 34-4.56.6, 34-4.56.7
APPLICANT: Pete Nemish, Nemish Diversified, L.L.C.
OWNER: Woodbrooke Hills Swim Club

6. Approval of Minutes
7. Public Questions and Comments
8. Proposed 2016 Zoning Board of Appeals Meeting Schedule
9. 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, November 8, 2015, 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.