

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**SEPTEMBER 8, 2015 - 7:30 PM**  
**FARMINGTON HILLS CITY HALL – COUNCIL CHAMBER**  
**31555 W. ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MI**  
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1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Agenda**

4. **OLD BUSINESS:**

- A. ZBA CASE: 8-15-5564  
LOCATION: 22600 Haggerty  
PARCEL I.D.: 23-30-300-035  
REQUEST: In order to build a free standing sign in an OS-4 Zoning District, the following is requested: A 14 foot special exception to the required 15 foot setback requirement.  
CODE SECTION: 34-5.5.3.B.J.  
APPLICANT: 22600 Haggerty L.L.C. (George Kallas)  
OWNER: 22600 Haggerty L.L.C.

5. **NEW BUSINESS:**

- A. ZBA CASE: 9-15-5565  
LOCATION: 32905 Northwestern Highway  
PARCEL I.D.: 23-02-102-013  
REQUEST: Permission for a temporary outdoor sales event in a B-3, P-1, RA-1 zoning district, which is not accessory to the principal use and not conducted by the owner or operator of the principal use. (Previously granted on August 12, 2014 for one year.)  
CODE SECTION: 34-7.14.6.E.  
APPLICANT: Jon Gebarowski for Oceanside Seafood, Inc.  
OWNER: Michael Langan
- B. ZBA CASE: 9-15-5566  
LOCATION: 32316 W. Eleven Mile  
PARCEL I.D.: 23-15-401-016  
REQUEST: In order to expand a non-conforming building, the following variance is requested. A 37.4 foot variance to the required 40 foot setback requirement that an uncovered, unenclosed patio may project into a required front yard not exceeding 10 feet in order to construct a deck that projects 12 feet 4 inches from the front of the home in an RA-1A Zoning District. This deck will be 2 foot 8 inches from the lot line.  
CODE SECTION: 34-3.26.6A  
APPLICANT/OWNER: David Watts
- C. ZBA CASE: 9-15-5568  
LOCATION: 27815 Kendallwood  
PARCEL I.D.: 23-10-376-016  
REQUEST: In order to install a 6 foot high vinyl privacy fence in the exterior side yard setback, a 3 foot height variance is requested. The requirement is that fences not to exceed 3 feet in height may be permitted in the front yard or exterior side yard setback in an RA-1 Zoning District.  
CODE SECTION: 34-5.1.2  
APPLICANT/OWNER: Justyn Nixon
- D. ZBA CASE: 9-15-5569

LOCATION: 30880 Pear Ridge  
PARCEL I.D.: 23-03-102-008  
REQUEST: In order to build a two story, 1,172 square foot detached garage in a RA-1 Zoning District, the following variances are requested. 1. A 2.68 foot variance to the permitted 14 foot height requirement. 2. A 586 square foot variance to the permitted maximum 1,250 square foot for all accessory uses and buildings.  
CODE SECTION: 34-5.1.2.C.; 34-5.1.2.D  
APPLICANT/OWNER: Steve Stilianos

E. ZBA CASE: 9-15-5570  
LOCATION: 34918 W. Eight Mile  
PARCEL I.D.: 23-33-376-024  
REQUEST: In order to build a 92-bed convalescent home/assisted living facility in an RC-2 Zoning District, the following variances are requested: 1. **A 59.7 foot variance** to the required minimum side yard setback (east) of 95.7 feet is resulting in a 36 foot setback. 2. **A 26.3 foot variance** to the required minimum side yard setback (west) of 55.3 foot resulting in a 29 foot setback. 3. **A 13,846 square foot variance** to the required 92,000 square foot open space resulting in a 78,154 square foot open space.  
CODE SECTION: 34-3.5.G., 34-4.17  
APPLICANT: Property Management Services of Michigan  
OWNER: Property Management Services of Michigan/Sterling Ventures, L.L.C.

6. Approval of Minutes
7. Public Questions and Comments
8. Adjournment

James Stevens, Secretary

Staff Contact:  
Dennis Randt, Zoning Division Supervisor  
248-871-2520, [drandt@fhgov.com](mailto:drandt@fhgov.com)

A site visit may be held on Sunday, September 6, 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.**