

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
JUNE 14, 2022 – 7:30 P.M.
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: 5-22-5701
LOCATION: 37801 Twelve Mile
PARCEL I.D.: 23-18-200-072
REQUEST: In an OS-1 Zoning District, in order to install lighting improvements, the following variance is requested: 1. A variance of 2.7 footcandles to permit 3.0 footcandles of maximum illumination at the property line where 0.3 footcandles is the maximum illumination permitted.
CODE SECTION: 34-5.16.3.C.; 34-5.16.B.ii.
APPLICANT: Kelvin Squires, CEO, Center Line Electric, Inc.
OWNER: Laura Fabrizio, Sr. Project Manager, Bank of America

- B. ZBA CASE: 5-22-5702
LOCATION: 35410 Grand River Avenue
PARCEL I.D.: 23-20-476-005
REQUEST: In a B-2 Zoning District, in order to install lighting improvements, the following variance is requested: 1. A variance of 10.8 footcandles to permit 11.1 footcandles of maximum illumination at the property line where 0.3 footcandles is the maximum illumination permitted.
CODE SECTION: 34-5.16.3.C.; 34-5.16.B.ii.
APPLICANT: Kelvin Squires, CEO, Center Line Electric, Inc.
OWNER: Laura Fabrizio, Sr. Project Manager, Bank of America

- C. ZBA CASE: 5-22-5703
LOCATION: 32200 W. Twelve Mile
PARCEL I.D.: 23-10-454-003
REQUEST: In an RA-2 Zoning District, the following variance is requested to construct a parking lot expansion. 1. A 5.25 foot variance to provide a 29.75 foot front yard setback where a 35-foot front-yard setback is required.
CODE SECTION: 34-3.1.5.E. and 34-5.2.1.
APPLICANT: Michael J. Hall, RCI Contracting Services/Monsignor Timothy Hogan, St. Fabian Catholic Church
OWNER: St. Fabian Catholic Church/Mooney Real Estate Holdings

5. NEW BUSINESS:

- A. ZBA CASE: 6-22-5705
LOCATION: 26635 Power
PARCEL I.D.: 23-15-376-002
REQUEST: In an RA-1A Zoning District, the following variance is requested in order to construct a new 896 square foot detached accessory building: 1. A 288.5 square foot variance from the requirement that the maximum combined floor area for all accessory uses and buildings not exceed 50% of the floor area of the residential dwelling.
CODE SECTION: 34-5.1.2.D. and 34-5.1.2.C.
APPLICANT/OWNER: David Lagman
- B. ZBA CASE: 6-22-5706
LOCATION: 27678 Old Colony
PARCEL I.D.: 23-12-227-005
REQUEST: In order to install a generator in the front yard of an RA-1A Zoning District, a variance is required from the ordinance prohibiting placement of such mechanical systems in a front yard.
CODE SECTION: 34-5.1.2.I.
APPLICANT/OWNER: Michael and Etta Menlo
- C. ZBA CASE: 6-22-5707
LOCATION: 34700 Grand River
PARCEL I.D.: 23-21-376-021
REQUEST: In an LI-1 Zoning District, in order to construct an addition to an existing industrial building, a variance of 20 parking spaces is requested to allow for 197 parking spaces instead of the required 217 spaces.
CODE SECTION: 34-5.2.11.D. and 34-5.2.11.E.
APPLICANT: Michael Y. Geng
OWNER: William Cockrum, General Manager, Jing-Jin Electric, North America

6. Public Questions and Comments

7. Approval of Minutes: May 10, 2022

8. Adjournment

Michael O'Connell, Secretary

Staff Contact:

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

A site visit may be held on Sunday, June 12, 2022, 9 a.m.

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.