

**MINUTES
ZONING BOARD OF APPEALS
SEPTEMBER 14, 2021 – 7:30 PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN**

As the Chair and Vice Chair were both absent, City Attorney Morita outlined process for the meeting. Because 4 affirmative votes were required for a request to be granted, and because there was a short Board of only 4 members present, each applicant would be given the option to postpone their case to the October 12, 2021 meeting.

City Attorney Morita asked the Recording Secretary to call the roll of those members present.

Members Present: King, O’Connell, Rich, Vergun

Members Absent: Irvin, Lindquist, Masood

MOTION by O’Connell, support by Vergun, to nominate Member Rich as Chair for tonight’s meeting.

Roll call vote:

King	Aye
O’Connell	Aye
Rich	Aye
Vergun	Aye

MOTION carried 4-0.

CALL MEETING TO ORDER

Chair Rich called the meeting to order at 7:33 P.M.

ROLL CALL

The Recording Secretary called the roll.

Members Present: King, O’Connell, Rich, Vergun

Members Absent: Irvin, Lindquist, Masood,

Others Present: City Attorney Morita, Zoning Supervisor Randt, Recording Secretary McGuire

APPROVAL OF AGENDA

City Attorney Morita advised that the applicants for New Business A. and Old Business A. had withdrawn their applications.

MOTION by Vergun, support by O’Connell to amend and approve the agenda as follows:

- Remove New Business A: ZBA CASE: 8-21-5681 Reconsideration
- Remove Old Business A: ZBA CASE: 9-21-5684

Motion carried unanimously.

OLD BUSINESS

- A. ZBA CASE: 8-21-5681 Reconsideration
LOCATION: Vacant lot (between 22621 Purdue and 22641 Purdue)
PARCEL I.D.: 23-26-476-016
REQUEST: In an RA-4 Zoning District, the following variances are requested in order to build a house on a non-conforming lot. 1. A 20-foot variance from the minimum 60-foot lot width requirement. 2. A 3,614.2 square foot variance from the minimum required 8,500 square foot lot area.
CODE SECTION: 34-7.1.10. B.; 34-3.1.7. E.
APPLICANT/OWNER: Michael McGrath

Application withdrawn at the prior request of the applicant.

NEW BUSINESS

- B. ZBA CASE: 9-21-5684
LOCATION: 22641 Purdue
PARCEL I.D.: 23-26-476-015
REQUEST: In an RA-4 Zoning District, the following variances are requested in order to legalize an existing house on a non-conforming lot. 1. A 20-foot variance from the minimum 60-foot lot width requirement 2. A 3,660 square foot variance from the minimum required square foot lot area.
CODE SECTION: 34-7.1.10. B.; 34-3.1.7. E.
APPLICANT/OWNER: Elsie Price

Application withdrawn at the prior request of the applicant.

- C. ZBA CASE: 9-21-5685
LOCATON: 32560 Eleven Mile
PARCEL I.D.: 23-15-376-026
REQUEST: In an RA-1A Zoning District, the following variances are requested in order to build a 1,584 square foot detached accessory structure. 1. A 1,185 square foot variance from the maximum allowed 1,250 square feet for all accessory uses. 2. A 3 foot variance from the maximum allowed 14 foot height for detached accessory structures.
CODE SECTION: 34-5.1.2. D.
APPLICANT/OWNER: Dumitru Daftnescu

Dumitru Daftnescu, 32560 11 Mile Road, requested that his case be postponed to the October 12, 2021 ZBA meeting.

MOTION by King, support by O’Connell, to postpone case 9-21-5685, 32560 11 Mile Road, to the October 12, 2021 ZBA meeting, as requested by the applicant.

Motion carried unanimously.

- D. ZBA CASE: 9-21-5686

LOCATION: 36290 Congress
PARCEL I.D: 23-20-202-001
REQUEST: In an RA-1 Zoning District, a 3-foot variance to the 3-foot height limit is requested in order to permit a fence in the exterior side yard setback.
CODE SECTION: 34-5.12
APPLICANT/OWNER: Leonard and Mona Azziem

Leonard Azziem, 36290 Congress, requested that his case be postponed to the October 12, 2021 ZBA meeting.

MOTION by King, support by Vergun, to postpone Case 9-21-5686, 36290 Congress, to the October 12, 2021 ZBA meeting, as requested by the applicant.

Motion carried unanimously.

PUBLIC QUESTIONS AND COMMENTS: None.

APPROVAL OF MINUTES: August 10, 2021

MOTION by King, support by Vergun, to approve the August 10, 2021 Zoning Board of Appeals meeting minutes as presented.

Motion approved unanimously.

ADJOURNMENT

MOTION by King, support by Rich, to adjourn the meeting at 7:45 p.m.

Motion approved unanimously.

Respectfully submitted,
Michael O'Connell, Secretary

/cem