

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**December 12, 2023, 7:30 p.m.**  
**FARMINGTON HILLS CITY HALL-COUNCIL CHAMBER**  
**31555 W. ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MI**  
[www.fhgov.com](http://www.fhgov.com)

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

**4. NEW BUSINESS:**

- A. ZBA CASE: 12-23-5731  
LOCATION: 37611 W. Twelve Mile Road  
PARCEL I.D.: 23-18-200-067  
ZONE: B-3  
REQUEST: In a non-residential district: A special exception to the maximum number of wall signs per façade to permit four (4) façade wall signs where the maximum allowable wall signs per façade is two (2).  
CODE SECTION: 34-5.5.3.B.ii  
APPLICANT: Anthony Ansara  
OWNER: Fred Scott IV, President, Star Company Inc., P.O. Box 2230, Howell, MI
- B. ZBA CASE: 12-23-5732  
LOCATION: 27745 Orchard Lake Road  
PARCEL I.D.: 23-15-201-015  
ZONE: ES  
REQUEST: In an ES Zoning District, in order to construct an addition to the rear of an existing gas station, the following variances are requested: 1. A fifteen (15) ft. variance from the minimum required twenty (20) ft. western/rear yard setback; 2. A fifteen (15) ft. variance from the minimum required twenty (20) ft. southern/side yard setback; 3. A variance to not provide a loading and unloading space where one is required.  
CODE SECTION: 34-3.1.27.E.; 34-5.4  
APPLICANT: Faiz Simon  
OWNER: Faiz Simon, Three Orchards Real Estate, L.L.C.

- 5. Public Questions and Comments**
- 6. Approval of Minutes: October 10, 2023**
- 7. Approval of 2024 ZBA Calendar**
- 8. Adjournment**

Daniel Vergun, 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, December 10, 2023, 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/accommodation will be made. Thank you.**