

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**DECEMBER 13, 2022 – 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. OLD BUSINESS:**

- A. ZBA CASE: 10-22-5717  
LOCATION: 30000 Grand River Avenue  
PARCEL I.D.: 23-35-201-009  
REQUEST: In order to construct a drive-in restaurant in a B-3 zoning district adjacent to an RA-4 zoning district where the drive-in use is not separated from the lot by a major or secondary throughfare, the following use variance is requested: A use variance to permit a zoning lot to be occupied by a drive-in use abutting an RA zoning district where the zoning lot is not separated from the RA zoning district by a major or secondary throughfare.  
CODE SECTION: 34-4.35.1.C  
APPLICANT: Nicholas Shango  
OWNER: Masoud Shango, West River Shopping Center

**5. NEW BUSINESS:**

- A. ZBA CASE: 12-22-5718  
LOCATION: 29694 Colony Circle Drive  
PARCEL I.D. 23-03-377-004  
REQUEST: In an RA-2 zoning district, in order to build a 125-square foot sunroom addition to an existing dwelling, the following variance is requested: A 9-foot variance to provide an 11-foot rear yard setback where a 20-foot rear yard setback is required.  
CODE SECTION: 34-3.1.5.E  
APPLICANT: Jacob Woods, Great Day Improvements  
OWNER: Lamar Pope
- B. ZBA CASE: 12-22-5719  
LOCATION: 29192 Wellington Street  
PARCEL I.D. 23-12-152-031  
REQUEST: In an RA-1A zoning district, in order to locate a generator in a rear yard, the following variance is requested: A 9.5-foot variance to provide a 5.5-foot south side yard setback where a 15-foot side yard setback is required.  
CODE SECTION: 34-5.1.2.I.i and 34-3.1.1.E  
APPLICANTS: Craig Roshak and Cathy Clark  
OWNERS: Craig Roshak and Cathy Clark

- C. ZBA CASE: 12-22-5720  
LOCATION: 21329 Goldsmith Street  
PARCEL I.D.: 23-32-301-101  
REQUEST: In a RA-1 zoning district, in order to build two (2) attached garages at 1,500 square feet each, totaling 3,000 square feet of accessory floor area, the following variance is requested: A 1,750 square foot variance to permit 3,000 square feet of accessory structure floor area on a lot where 1,250 square feet is the maximum floor area permitted.  
CODE SECTION: 34-5.1.2.D  
APPLICANT: Toma Stanaj  
OWNER: Toma Stanaj
- D. ZBA CASE: 12-22-5721  
LOCATION: 30825 Orchard Lake Road  
PARCEL I.D.: 23-03-226-028  
REQUEST: In a B-2 zoning district, in order to allow an additional nonconforming freestanding sign where the signage on the property is currently nonconforming, the following special exceptions are requested: (1) A special exception of 21-feet to permit a freestanding sign 29 feet in height where 8 feet is the maximum height permitted; (2) A special exception of 720 square feet to permit a 190-square foot freestanding sign where 64 square feet is the maximum area permitted for all freestanding signs; and, (3) A special exception to permit three freestanding signs on a zoning lot with greater than 300 feet of frontage on a throughfare where two signs are the maximum number permitted.  
CODE SECTIONS: 34-5.5.3.A.iv.k and 34-5.5.3.A.iii.e  
APPLICANT: Board of County Road Commissioners of Oakland County  
OWNER: RPT Realty, Scottsdale, AZ

**6. Public Questions and Comments**

**7. Approval of Minutes: November 15, 2022**

**8. Adjournment**

Michael O'Connell, 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 11, 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/accommodation will be made. Thank you.**