

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
OCTOBER 13, 2015 - 7:30 PM
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. **NEW BUSINESS:**

- A. ZBA CASE: 10-15-5571
LOCATION: 38325 Fourteen Mile
PARCEL I.D.: 23-06-200-015
REQUEST: In order to retain a dumpster enclosure in an RP-2 zoning district, the following variance is requested: (1) **18 foot variance** to the required 20 feet from any residential property line or district.
CODE SECTION: 34-5.1.3.D.iii.
APPLICANT/OWNER: Al Falah Institute
- B. ZBA CASE: 10-15-5572
LOCATION: 28806 Grand River Avenue
PARCEL I.D.: 23-36-326-020
REQUEST: In order to build a 14 foot 2 inch tall pole sign and retain existing location in a B-3 zoning district, the following special exception is requested: (1) **4 foot 10 inch special exception** to the 9 foot 4 inch height.
CODE SECTION: 34-5.5.3.B.
APPLICANT: Aver Sign Company
OWNER: Z&M Gas, Inc.
- C. ZBA CASE: 10-15-5573
LOCATION: 37655 Interchange Drive
PARCEL I.D.: 23-19-252-020
REQUEST: In order to approve a lot split which would result in two parcels in an IRO/FRW-2 zoning district, the following is requested: **PARCEL A. 16.2 variance** to the required 40 foot rear yard setback; **PARCEL B. 1.7 foot variance** to the required 30 foot side yard setback.
CODE SECTION: 34-3.1.28.E
APPLICANT: Stuart Frankel for K-F Land Company, L.L.C. I
OWNER: K-F Land Company, L.L.C.
- D. ZBA CASE: 10-15-5574
LOCATION: 25780 Middlebelt
PARCEL I.D.: 23-24-101-015
REQUEST: In order to build a 375 square foot addition to an existing building in a B-2 zoning district. The following variances are requested to the 75 foot setback from residential district on the southeast side: (1) **50 foot variance** to the rear yard setback (2) **23 foot 8 inch variance** to the side yard setback.
CODE SECTION: 34-3.1.24.E & 34-7.1.3.A
APPLICANT: The Kroger Company (c/o Frank Brown)
OWNER: The Kroger Company

- E. ZBA CASE: 10-15-5575
LOCATION: 22291 Lujon
PARCEL I.D.: 23-31-204-008
REQUEST: In order to build a covered porch in a one family RA-1 zoning district. The following variance is requested: **11 foot 8 inch variance** to the required 30 foot rear yard setback, resulting in an 18 foot 4 inch setback.
CODE SECTION: 34-5.1.A.
APPLICANT: Lawn Guru (Justin Booth and Brandon Bertrang)
OWNER: Dominic Vella
- F. ZBA CASE: 10-15-5576
LOCATION: Albion Street
PARCEL I.D.: 23-26-484-012 & 013
REQUEST: In order to reconfigure the lots into two parcels in an RA-4 zoning district: The following variances are requested: **(1) Parcel A. 1,060 square foot variance** to the required 8,500 square foot lot size requirement; **(2) Parcel B. 733.6 square foot variance** to the required 8,500 square foot lot size requirement.
CODE SECTION: 34-3.1.7 E.
APPLICANT: Fran Prekelezaj
OWNER: F. P. Master Handyman, L.L.C.

4. Approval of Minutes
5. Public Questions and Comments
6. Adjournment

James Stevens, Secretary

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

A site visit may be held on Sunday, October 11, 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.