

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
July 14, 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. **OLD BUSINESS:**

- A. ZBA CASE: 6-15-5556
LOCATION: 24000 Haggerty
PARCEL I.D.: 23-30-101-020
REQUEST: In order to build a 30 foot tall, 360 square foot billboard sign in an L1-1 Zoning District, the following is requested: 1) Approval and permission from the ZBA pursuant to 34-5.5.7 to install a freestanding non-accessory sign, 2) A 10 foot variance from the 20 ft. height limit 3) A 160 sq. ft. variance to the 200 sq. ft. area limit
CODE SECTION: 34-5.5-7
APPLICANT: Curtis Outdoor Inc.
OWNER: Arie Farmington LLC

5. **NEW BUSINESS:**

- A. ZBA CASE: 7-15-5557
LOCATION: 21175 Farmington
PARCEL I.D.: 23-33-429-014
REQUEST: In order to build a 1,200 square foot detached garage in an RA-4 Zoning District, the following variance is requested: 1) A 450 square foot variance to the 750 square foot maximum permitted for accessory structure floor area for this site.
CODE SECTION: 34-5.1.2.D.
APPLICANT: Harold Cassie
OWNER: Harold and Vesta Cassie
- B. ZBA CASE: 7-15-5558
LOCATION: 29975 Orchard Lake
PARCEL I.D.: 23-03-433-045
REQUEST: In order to build a second story addition to an existing non-conforming structure in a B-2 Zoning District, the following variances are requested: 1) An 11.61 foot variance to the required 75 feet minimum front yard setback requirement from the proposed right-of-way; 2) Variance that no structure may be enlarged or altered in a way which increases its non-conformity.
CODE SECTION: 34-3.1.24.E.; 34-7.3.A.; 34-2.0
APPLICANT: Darren Zebari for DAZ Architectural Design, Inc..
OWNER: CLV Orchard, L.L.C.
- C. ZBA CASE: 7-15-5559
LOCATION: 26490 Drake
PARCEL I.D.: 23-17-427-015
REQUEST: In order to build an addition to an existing non-conforming home and construction of a new detached garage in an RA-1 Zoning District, the following front, side and rear setback variances are requested: **(Proposed home addition)** 1. A 21.25 foot variance to the minimum 40 foot front yard setback is requested 2. A 26.2 foot variance to the minimum 35 foot rear yard setback is requested. **(Proposed detached garage)** 1. A 5 foot variance to the minimum 10 foot side yard setback is requested.

CODE SECTION: 34-3.1.1.E.; 34-5.1.2.A.
APPLICANT: Chris Bidigare
OWNER: Kendallwood Investments, L.L.C.

D. ZBA CASE: 7-15-5560
LOCATION: 21680 Haggerty
PARCEL I.D.: 23-31-101-025
REQUEST: In order to build a 120 square foot sign in an OS-4 Zoning District, the following is requested: 1) An 88 square foot special exception to the maximum permitted 32 square foot sign area.
CODE SECTION: 34-5.5.3.B.; 34-2.0
APPLICANT: Dempster Designs, Inc.
OWNER: Westridge Haggerty, L.L.C.

E. ZBA CASE: 7-15-5561
LOCATION: 27555 Farmington
PARCEL I.D.: 23-16-201-015
REQUEST: In order to build a parking structure in an OS-4 Zoning District. The following interpretation or variances are requested: 1) An interpretation that a parking structure is not a building, if it is defined as a building, it exceeds the 20% lot coverage requirements for all buildings on a lot and the following variance is requested; 2) A 13.9 % variance to the 20% lot coverage requirement if it is interpreted as a building. 3) A 20 foot variance to the required 66 foot southern setback from the proposed right of way of I-696.
CODE SECTION: 34-2.0, 34-3.1.22 B.; 34-3.5.2.P.
APPLICANT: 27555 Farmington Road Office Building, L.L.C.
OWNER: 27555 Farmington Road Office Building, L.L.C.

- 6. Approval of Minutes
- 7. Public Questions and Comments
- 8. 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, July 12, 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.