

**AGENDA (REVISED)**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**MAY 13, 2014 - 7:30 PM**  
**FARMINGTON HILLS CITY HALL – COUNCIL CHAMBER**  
**31555 W. ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MI**  
**(248) 871-2520 [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: 4-14-5515  
LOCATION: 22610 Clear Lake  
PARCEL I.D.: 23-29-379-012 ZONE: RA-1  
REQUEST: A 25 foot variance to the required 35 foot rear yard setback in order to build an addition at the back of the home.  
CODE SECTION: 34-3.1.4.E  
APPLICANT/OWNER: Larry G. Ehlers

5. **NEW BUSINESS:**

- B. ZBA CASE: 5-14-5517  
LOCATION: 27831 Orchard Lake Road  
PARCEL I.D.: 23-10-476-044 ZONE: B-3  
REQUEST: 1. A variance from the requirement that loading and unloading zones may only be placed in the rear yard or interior side yard in order to place a loading, unloading zone partially in the exterior side yard. 2. A variance from the requirement that parking may be permitted in the required front yard setback provided that the parking setback is not less than 10 feet within the ultimate ROW. 3. A variance from the requirement that a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback within the ultimate ROW. (Plan meets requirement for the existing ROW, however a portion of the parking lot and the required landscaped area is within the ultimate ROW.)  
CODE SECTION: 34-5.1, 34-3.5.J, 34-3.5.V  
APPLICANT: Retail Equity Partners Holdings, L.L.C.  
OWNER: Orchard Lake Enterprises, L.L.C.
- C. ZBA CASE: 5-14-5518  
LOCATION: 25820 Orchard Lake Road, vacant adjacent parcel  
PARCEL I.D.: 23-23-101-003, -021 ZONE: RA-1, OS-1  
REQUEST: A special exception is requested in order to install a 40 inch by 60 inch wide non-accessory sign in an RA-1 and OS-1 zoning district (non-accessory signs are only allowed in LI-1 zoning district).  
CODE SECTION: 34-5.5.1.D  
APPLICANT: Cheryl Robinson for Kids Play & Stay Montessori  
OWNER: INXS V, L.L.C.
- D. ZBA CASE: 5-14-5519  
LOCATION: 31173 Applewood  
PARCEL I.D.: 23-05-127-020 ZONE: RP-1  
REQUEST: A 2 foot variance to the required 35 foot front yard setback is proposed in order to construct a covered porch addition in the front yard.  
CODE SECTION: 34-3.1.8  
APPLICANT: Dennis S. Gulian/D.S. Gulian Custom Builder  
OWNER: Chris Hess

- E. ZBA CASE: 5-14-5520  
LOCATION: 32255 Northwestern Hwy.  
PARCEL I.D.: 23-02-251-001 ZONE: OS-1  
REQUEST: In order to permit a 96.4 square foot sign on the northern façade the following special exceptions are requested: 1. A special exception of one wall sign to the number of wall signs allowed per façade (ordinance allows two wall signs): 2. A special exception of 46.4 sf. to the square foot limit (ordinance allows 50 square feet):  
CODE SECTION: 34-5.5.2.A.C.  
APPLICANT: Aranea, Inc.  
OWNER: Pearlmark Real Estate Partners, L.L.C.
- F. ZBA CASE: 5-14-5521  
LOCATION: 29214 Orchard Lake Road  
PARCEL I.D.: 23-11-101-050 ZONE: B-3  
REQUEST: Permission for a temporary sales event: (1) which is not accessory to the principal use, (2) not owned or occupied by the holder of the license for the event, (3) ends later than 10:00 p.m. on any day. Includes temporary structures and uses to sell fireworks and other related merchandise for 14 days from June 24, 2014 to July 7, 2014. Hours of operation: June 24 through July 3 and on July 7: 10:00 a.m. to 10:00 p.m. and July 4 through July 6 hours are 9:00 a.m. to 11 p.m. Setup week of June 16, 2014, with tear down the week of July 7, 2014. Included in this permission is a 10 ft. x 10 ft. tent and an 8 ft. x 40 ft. metal storage pod which will serve as a walk-in store.  
CODE SECTION: 34-7.14.6, 34-3.26.14, 34-7.14.9  
APPLICANT: Patriot Fireworks Co.  
OWNER: Generations Developments, L.L.C.
- G. ZBA CASE: 5-14-5522  
LOCATION: 27845 Orchard Lake Road  
PARCEL I.D.: 23-10-476-051 ZONE: B-4  
REQUEST: Permission for a temporary sales event: (1) which is not accessory to the principal use, (2) not owned or occupied by the holder of the license for the event. Includes temporary structures and uses to sell fireworks and other related merchandise for 16 days from June 20, 2014 through July 6, 2014. Hours of operation: 9:00 a.m. to 10:00 p.m. Setup and take down dates are June 16, 2014 to July 10, 2014. Included in this permission is a 30 ft. x 40 ft. tent.  
CODE SECTION: 34-7.14.6, 34-3.26.14, 34-7.14.9  
APPLICANT: Stephen Robison for USA Fireworks  
OWNER: Orchard 12 L.L.C.
- H. ZBA CASE: 5-14-5523  
LOCATION: 30800 Orchard Lake Road  
PARCEL I.D.: 23-02-151-018 ZONE: B-2  
REQUEST: Permission for a temporary sales event: (1) which is not accessory to the principal use, (2) not owned or occupied by the holder of the license for the event. Includes temporary structures and uses to sell fireworks and other related merchandise for 16 days from June 20, 2014 through July 6, 2014. Hours of operation: 9:00 a.m. to 10:00 p.m. Setup and take down dates are June 16, 2014 to July 10, 2014. Included in this permission is a 40 ft. x 40 ft. tent.  
CODE SECTION: 34-7.14.6, 34-3.26.14, 34-7.14.9  
APPLICANT: Stephen Robison for USA Fireworks  
OWNER: K mart Corporation/Sears Holding Management Corporation

- I. ZBA CASE: 5-14-5524
- LOCATION: 32769 Northwestern Highway
- PARCEL I.D.: 23-02-178-001      ZONE: B-3
- REQUEST: A 5 foot 4 inch height variance to the required 40 foot height limit in order to build a hotel in a B-3 Zoning district.
- CODE SECTION: 34-3.1.25.E
- APPLICANT: Hospitality Investment Group, Inc., c/o John Gaber, Williams, Williams, Ratner & Plunkett, P.C.
- OWNER: Hospitality Investment Group, Inc.

- 6. Public Questions and Comments**
- 7. Approval of Minutes**
- 8. Election of Officers**
- 9. Adjournment**

Daniel Vergun, Secretary

Staff Contact:  
Dennis Randt, Zoning Division Supervisor  
248-871-2520, [drandt@fhgov.com](mailto:drandt@fhgov.com)

DOORS OPEN AT 7:00 PM  
**A site visit may be held either Sunday, May 4 or 11, 2014, 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.**