

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**NOVEMBER 15, 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:** 10-22-5716  
**LOCATION:** 30825 Orchard Lake Road  
**PARCEL I.D.:** 23-03-226-028  
**REQUEST:** In a B-2 zoning district, due to nonconformities resulting from the acquisition of road right-of-way to implement the Orchard Lake Road Reconstruction Project, the following special exceptions are requested: 4. A special exception of twenty-one (21) feet to permit a freestanding sign twenty-nine (29) feet in height where eight (8) feet is the maximum height permitted. 5. A special exception of 126 feet to permit a 190-square foot freestanding sign where sixty-four (64) square feet is the maximum area permitted. 6. A special exception to permit three (3) freestanding signs on a zoning lot with greater than 300 square feet of frontage on a throughfare where two (2) signs are the maximum number permitted.

**CODE SECTIONS:** 34-5.5.3.A.iv.k, 34-5.3.A.iii.e  
**APPLICANT:** Board of County Road Commissioners of Oakland County  
**OWNER:** RPT Realty

- B. 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**
- 6. Public Questions and Comments**
- 7. Approval of Minutes: October 11, 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, November 13, 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/accommodations will be made. Thank you.**