

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
MAY 10, 2022 – 7:30 P.M.
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: 5-22-5698
LOCATION: 32204 Craftsbury
PARCEL I.D.: 23-10-403-021
REQUEST: In an RA-2 Zoning District, in order to store a trailer that is eight (8) feet tall in the exterior side yard of a residence, the following variance is requested: 1) A variance from the restriction that the parking or storage of any recreational equipment or trailers exceeding six (6) feet in height may only occur in the rear yard.
CODE SECTION: 34-5.7.
APPLICANT/OWNER: Mark Shewbridge
- B. ZBA CASE: 5-22-5701
LOCATION: 37801 Twelve Mile
PARCEL I.D.: 23-18-200-072
REQUEST: In an OS-1 Zoning District, in order to install lighting improvements the following variances are requested: 1. A variance of 2.7 footcandles to permit 3.0 footcandles of maximum illumination at the property line where 0.3 footcandles is the maximum illumination permitted. 2. A variance to permit a canopy-mounted fixture that is not recessed or flush and has a cut-off angle of 45 degrees where 85 degrees is required.
CODE SECTION: 34-5.16.3.C.; 34-5.16.B.ii.
APPLICANT: Kelvin Squires, CEO, Center Line Electric, Inc.
OWNER: Laura Fabrizio, Sr. Project Manager, Bank of America
- C. ZBA CASE: 5-22-5702
LOCATION: 35410 Grand River Avenue
PARCEL I.D.: 23-20-476-005
REQUEST: In a B-2 Zoning District, in order to install lighting improvements, the following variances are requested: 1. A variance of 10.8 footcandles to permit 11.1 footcandles of maximum illumination at the property line where 0.3 footcandles is the maximum illumination permitted. 2. A variance to permit a canopy-mounted fixture that is not recessed or flush and has a cut-off angle of 45 degrees where 85 degrees is required.
CODE SECTION: 34-5.16.3.C.; 34-5.16.B.ii.
APPLICANT: Kelvin Squires, CEO, Center Line Electric, Inc.
OWNER: Laura Fabrizio, Sr. Project Manager, Bank of America
- D. ZBA CASE: 5-22-5703
LOCATION: 32200 W. Twelve Mile
PARCEL I.D.: 23-10-454-003
REQUEST: In an RA-2 Zoning District, the following variance is requested to construct a parking lot expansion. 1. A 5.25 foot variance to provide a 29.75 foot front yard setback where a 35-foot front-yard setback is required.
CODE SECTION: 34-3.1.5.E. and 34-5.2.1.

APPLICANT: Michael J. Hall, RCI Contracting Services/Monsignor Timothy Hogan,
St. Fabian Catholic Church
OWNER: St. Fabian Catholic Church/Mooney Real Estate Holdings

- E. ZBA CASE: 5-22-5704
LOCATION: 21811 Rockwell
PARCEL I.D.: 23-36-176-011
REQUEST: In an RA-4 Zoning District, the following variance is requested in order for a 384 square foot detached accessory building to remain in its current location: 1. A 1 foot, nine-inch (1'9") variance to the required 6-foot rear yard setback requirement.
CODE SECTION: 34-5.1.2.B.
APPLICANT/OWNER: Bruce Anderson

5. **Public Questions and Comments**
6. **Approval of Minutes: April 12, 2022**
7. **Adjournment**

Michael O'Connell, Secretary

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

A site visit may be held on Sunday, May 8, 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.