

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
OCTOBER 11, 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. OLD BUSINESS:

- A. ZBA CASE: 7-22-5710**
LOCATION: 29509 Orchard Lake Road
PARCEL I.D: 23-03-477-056
REQUEST: In a B-3 Zoning District, to construct a gas station/convenience store, the following variance is requested. 1. A 5-foot variance to the required 10-foot west side yard setback requirement.
CODE SECTION: 34-3.1.24. E.
APPLICANT/OWNER: Aly Bazzi, Member, Bazzco Holdings, L.L.C

5. NEW 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 non-conformities resulting from the acquisition of right-of-way to implement the Orchard Lake Road Reconstruction project, the following variances are requested.
- 1.** A variance of ten (10) feet to permit a zero (0) -foot parking setback where a ten (10)-foot setback is required.
 - 2.** A variance of 12.4 percent, to permit 7.6 percent front yard open space where twenty (20) percent open space is required.
 - 3.** A variance of ten (10) feet to permit a zero (0) -foot landscaped area abutting a street where ten (10) feet is required.
 - 4.** A variance 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 variance of 126 feet to permit a 190- square foot free-standing sign where sixty-four (64) square foot is the maximum area permitted.
 - 6.** A variance 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 is the maximum number permitted.
- CODE SECTIONS: 34-3.5.2. J, 34-3.1.24. E, 34-3.5. V, 34-5.5.3. A. iv. k, 34-5.5.3.A.iii.e**
OWNER: Board of County Road Commissioners of Oakland County

B. ZBA CASE: 10-22-5717

- LOCATION: 30000 Grand River**
PARCEL I.D: 23-35-201-009
REQUEST: In order to construct a drive-in restaurant in a B-3 zoning district adjacent to a RA zoning district where the drive-in use is separated from the lot by a major or secondary throughfare, the following use variance is requested.

1. A use variance to permit a zoning lot to be occupied by a drive-in use abutting an RA District where the zoning lot is not separated from the RA-District by a major or secondary throughfare.

CODE SECTION: 34-4.35.1.C

APPLICANT: Nickolas Shango

OWNER: Masoud Shango (West River Shopping Center)

5. Public Questions and Comments

6. Approval of Minutes: July 12, 2022, and September 13, 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, October 9, 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.