

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
August 12, 2025, 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: 8-25-5759

LOCATION: 31539 West 13 Mile Road

PARCEL I.D.: 23-10-227-019

ZONE: B-3

REQUEST: In order to build an addition onto a legally non-conforming building with a 15.75-foot setback when a 20-foot setback is now required, and which addition increases its non-conformity, the following variances are requested: 1. A 12-foot 4-inch variance to the required 20-foot rear yard setback requirement. 2. A variance from the requirement that no structure shall be enlarged or altered in a way which increases its nonconformity.

CODE SECTION: 34-3.1.25.E, 34-7.1.3.A

APPLICANT/OWNER: Jerry Che

B. ZBA CASE: 8-25-5760

LOCATION: 38200 Grand River Avenue

PARCEL I.D.: 23-19-451-049

ZONE: B-3, FRW-2

REQUEST:

1. An appeal from the City Planner's determination that the building located at 38200 Grand River cannot be used as a used car dealership because it does not have all of its public street frontage on Grand River Avenue; or in the alternative,
2. A variance from the ordinance so that the building located at 38200 Grand River can be used as a used car dealership even though it does not have all of its public street frontage on Grand River Avenue.

CODE SECTION: 34-4.36.2, 34-3.1.25.B, 34-3.1.32, 34-7.14.6.B

APPLICANT/OWNER: Fox Detroit Properties, LLC c/of Thomas M. Amon

C. ZBA CASE: 8-25-5761

LOCATION: 22961 Woodrising Lane

PARCEL I.D.: 23-29-451-002

ZONE: RA-1A

REQUEST: In order to construct a 24'x32' (768-square-foot) detached accessory building (garage) with a 10'x24' (240 square foot) overhang with a height of 16.5 feet, the following variances are requested. 1. A 498.67 square-foot variance to permit a 1,598.67 combined square feet of combined floor area of all accessory uses and buildings where 1,100 square feet is the maximum area permitted. 2. A 2.5-foot variance to permit a detached accessory structure to be 16.5 feet in height where 14 feet is the maximum height permitted.

CODE SECTION: 34-5.1.2.D, 34-5.1.2.C

APPLICANT/OWNER: Dominic Ridolfi

5. Public Questions and Comments

6. Approval of Minutes: July 8, 2025

7. Adjournment

Brian Rich, Secretary

Staff Contact:

Dennis Randt, Zoning Division Supervisor

248-871-2520, drandt@fhgov.com

A site visit may be held on Sunday, August 10, 2025 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/accommodation will be made. Thank you.

