

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
October 14, 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. OLD BUSINESS:

A. ZBA CASE: 8-25-5761

LOCATION: 22961 Woodrising Lane

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

ZONE: RA-1A, One Family Residential District

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 13.6 feet, the following variance is requested. 1. A 498.67 square-foot variance to permit 1,598.67 combined square feet of floor area of all accessory uses and buildings where 1,100 square feet is the maximum area permitted.

CODE SECTION: 34-5.1.2.D

APPLICANT/OWNER: Dominic Ridolfi

5. NEW BUSINESS:

A. ZBA CASE: 10-25-5762

LOCATION: 23097 Potomac Circle

PARCEL I.D.: 23-28-303-004

ZONE: RC-1, Multiple Family Residential

REQUEST: In order to construct a new sunroom addition to the rear of an existing dwelling the following variance is requested. 1. A 10-foot variance to permit a sunroom addition to rear of an existing dwelling to the required 20-foot rear yard setback requirement.

CODE SECTION: 34-3.1.10.E

APPLICANT: Ethan Gurski

OWNER: Steven S. Michaels

B. ZBA CASE: 10-25-5763

LOCATION: 30561 Sunderland Drive

PARCEL I.D.: 23-06-253-010

ZONE: RP-2, Planned Residential District

REQUEST: In order to construct an attached pergola, the following variance is requested: A 4.08-foot variance to the general exception requirement that an uncovered, unenclosed deck, porch, patio or paved terrace not project into the minimum rear yard setback more than 10 feet, reducing the required 15-foot minimum rear yard setback to 10.92 feet.

CODE SECTION: 34-3.26.6.A

APPLICANT: Kirk Rasch, Glass Doctor of Michigan

OWNER: Zef Kalaj

C. ZBA CASE: 10-25-5764

LOCATION: 28922 Wintergreen

PARCEL I.D.: 23-08-102-005

ZONE: RA-1, One Family Residential District

REQUEST: In order to park two commercial vehicles vans exceeding 8 feet in height the following variance is required. 1. A variance from the requirement that no part of a vehicle exceeds 8 feet in overall height, measured from the ground, to allow two commercial vehicles to be parked as an accessory to a one-family dwelling.

CODE SECTION: 34-4.14 (3)

APPLICANT/OWNER: Robert Wilson

D. ZBA CASE: 10-25-5765

LOCATION: 27745 Orchard Lake Rd.

PARCEL I.D.: 23-15-201-015

ZONE: ES, Expressway Service District

REQUEST: In order to install an illuminated wall sign on a third facade (west wall), the following special exception is required: 1. A special exception to the requirement that in an Expressway Service District, a structure may not have wall signs on more than 2 facades.

CODE SECTION: 34-5.5.3.B.ii.a (1), 34-5.5.5.C

APPLICANT: Sam Kizy, Titanic Sign Co.

OWNER: Fiaz Simon

E. ZBA CASE: 10-25-5766

LOCATION: 29919 Stanhurst Rd.

PARCEL I.D.: 23-05-477-010

ZONE: RA-1, One Family Residential District

REQUEST: In order to construct an addition measuring approximately 12.2' x 13.6' the following variance is required. 1. A 2.8-foot variance to the required 10-foot (east) side yard setback. This will permit the addition to have a 7.17-foot side yard setback.

CODE SECTION: 34-3.1.4.E

APPLICANT/OWNER: Rohini Devi Potla

5. Public Questions and Comments

6. Approval of Minutes: August 12, 2025

7. Adjournment

Brian Rich, Secretary

Staff Contact:

Charmaine Kettler-Schmult, Director, Planning and Community Development
248-871-2543

A site visit may be held on Sunday, October 12, 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.