

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**September 13, 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. NEW BUSINESS:**

- A. ZBA CASE: 9-22-5713  
LOCATION: 30308 Kimberly Ct.  
PARCEL I.D: 23-35-402-021  
REQUEST: In an RA-3 Zoning District, in to order to install pool equipment / pad and a 6-foot-high fence in an exterior side yard. The following variances are requested: (1) A variance to permit pool equipment/pad within a front yard setback required in the side yard of a corner lot. (2) A variance of two (2) feet and ten (10) inches to permit pool equipment to have a twenty- seven (27) – foot -two (2) – inch front yard setback where a thirty (30) foot setback is required. (3) a 3-foot variance to the 3-foot height limit is requested to permit a 6-foot-high fence in the exterior side yard.

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CODE SECTION: 34-5.1.1.2. iv. & 34-3.1.6.E, 34-5.12. 1.C. ii.  
APPLICANT: Sun and Fun Pools & Kimberly Fence  
OWNER: Cassie Howard

- B. ZBA CASE: 9-22-5714  
LOCATION: 30830 Orchard Lake Road  
PARCEL I.D: 23-02-151-020  
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 (ten) feet to permit a zero (0) -foot parking setback where a ten (10)-foot setback is required.
  2. A variance of 6.5 percent to permit 13.5 percent front yard open space where twenty (20) percent 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.

CODE SECTION: 34-3.5.2. J, 34-3.1.24. E, 34-3.5. V  
APPLICANT: Board of County Road Commissioners of Oakland County  
OWNER: Orchard Lake BJ Properties LLC c/o New Liberty Group

- C. ZBA CASE: 9-22-5715  
LOCATION: 30800 Orchard Lake Road  
PARCEL I.D: 23-02-151-018  
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 one (1) space, to permit 374 parking spaces where 375 spaces are required.

2. A variance of ten (ten) feet, to permit a zero (0) -foot parking setback where a ten (10) - foot setback is required.
3. A variance of 7.45 percent to permit 12.55 percent front yard open space where twenty (20) percent open space is required.
4. A variance of ten (10) feet to permit a zero (0) -foot landscaped area abutting a street where ten (10) feet is required.

CODE SECTION: 34-5.2.11, 34-5.5.2. J, 34-3.1.24. E, 34-3.5.V

APPLICANT: Board of County Road Commissioners of Oakland County

OWNER: ATMF VI, LLC Bloomfield Hills, Michigan

**5. Public Questions and Comments**

**6. Approval of Minutes: July 12, 2022**

**7. 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, September 11, 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.**