

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**November 12, 2024, 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: 11-24-5744**

**LOCATION:** 35917 Twelve Mile

**ZONE:** OS-4

**PARCEL I.D.:** 23-17-201-015

**REQUEST:** A variance from the Zoning Ordinance to permit a dumpster to be located within a front yard where dumpster is permitted only within a rear or interior side yard.

**CODE SECTION:** 34-5.1.3.D.i.

**APPLICANT:** Mark Rei

**OWNER:** Perimo USA Corporation

**B. ZBA CASE: 11-24-5745**

**LOCATION:** 29564 Mayfair Drive

**ZONE:** RA-1

**PARCEL I.D.:** 23-04-378-009

**REQUEST:** For the following structures to remain in their current location, the following variances are requested:

1. A 9.7-foot variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 102.8-square-foot detached accessory building (shed) to have a 0.3-foot north side yard setback where a ten (10)-foot setback is required.
2. An 8.8-foot variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 47.6-square-foot detached accessory building (shed) to have a 1.2-foot south side yard setback where a ten (10)-foot setback is required.
3. A 9.1-foot variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 71.3-square-foot detached accessory building (shed) to have a 0.9-foot south side yard setback where a ten (10)-foot setback is required.
4. A ten (10)-foot variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 301.25-square-foot detached accessory structure (deck) to have a zero (0)-foot north side yard setback where a ten (10)-foot setback is required.

5. A ten (10)-foot variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 383.04-square-foot detached accessory structure (deck) to have a zero (0)-foot south side yard setback where a ten (10)-foot setback is required.
6. A five (5)-foot variance from Section 34-5.1.2.B of the Zoning Ordinance to permit a 115.4-square-foot detached accessory structure (pergola) to have a one (1)-foot rear yard setback where a six (6)-foot setback is required.
7. A six (6)-foot variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 115.4-square-foot detached accessory structure (pergola) to have a four (4)-foot south side yard setback where a ten (10)-foot setback is required.
8. A 5.5-foot variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a 71.3-square-foot detached accessory building (shed) to be located within 4.5 feet of a main building (residence) where such buildings shall be located at least ten (10) feet from a main building.

Buildings/Structures within Easements/Right-Of-Way:

9. A variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a 47.6-square-foot detached accessory building (shed) to be located within an easement for public utilities or a public or private right-of-way where such buildings shall not be located within such easements or right-of-way.
10. A variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a 71.3-square-foot detached accessory building (shed) to be located within an easement for public utilities or a public or private right-of-way where such buildings shall not be located within such easements or right-of-way.
11. A variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a 301.25-squarefoot detached accessory structure (deck) to be located within an easement for public utilities or a public or private right-of-way where such structures shall not be located within such easements or right-of-way.
12. A variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a 383.04-squarefoot detached accessory structure (deck) to be located within an easement for public utilities or a public or private right-of-way where such structures shall not be located within such easements or right-of-way.
13. A variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a 115.4-square-foot detached accessory structure (pergola) to be located within an easement for public utilities or a public or private right-of-way where such structures shall not be located within such easements or right-of-way.
14. A variance from Section 34-5.1.1.C of the Zoning Ordinance to permit a detached accessory structure (in-ground swimming pool) of unspecified dimensions to be located within an easement for public utilities or a public or private right-of-way where such structures shall not be located within such easements or right-of-way.

**CODE SECTION:** 34-3.1.4. E; 34-5.1.2. B; 34-5.1.1.C

**APPLICANT:** Mikki Godfrey

**OWNER:** Deon Godfrey

**C. ZBA CASE:** 11-24-5746

**LOCATION:** 29564 Mayfair Drive

**ZONE:** RA-1

**PARCEL I.D.:** 23-04-378-009

**REQUEST:** For a swimming pool to remain in its current location, the following variance is requested:

1. A variance from Section 28-29 (d) of the City Code of Ordinances to permit a detached accessory structure (in-ground swimming pool) of unspecified dimensions to be located within an easement where such structures shall not be located within an easement.

**CODE SECTION:** 28-29 (d); Sec. 28-39 (a), (b), (c) & (d)

**APPLICANT:** Mikki Godfrey

**OWNER:** Deon Godfrey

5. **Public Questions and Comments**
6. **Approval of Minutes: September 10, 2024**
7. **Approval of ZBA meeting schedule, 2025**
8. **Adjournment**

Daniel Vergun, 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, November 10, 2024, 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.**