

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
JANUARY 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. NEW BUSINESS:

A. ZBA CASE: 1-22-5690
LOCATION: 35780 Nancy Gail
PARCEL I.D: 23-17-276-009
REQUEST: In an RA-1A Zoning District, in order to build a new 2,955 square foot single family home, a 725 square foot attached garage and retain a 646.8 square foot barn, the following variance is requested: A 121.8 square foot variance from the requirement that in no instance shall the combined floor area of all accessory uses and buildings exceed a total of 1,250 square feet.
CODE SECTION: 34-5.1.2.D.
APPLICANT/OWNER: Toby Manimalethu

B. ZBA CASE: 1-22-5691
LOCATION: 31710 Dohany
PARCEL I.D.: 23-22-476-025
REQUEST: In an RA-1 Zoning District, in order to build a 1,776 square foot attached accessory structure, the following variance is requested: A 538 square foot variance to the requirement that in no instance shall the combined area of all accessory building and uses exceed 1,250 square feet, or 50% of the maximum combined floor area of dwelling unit. The site is permitted 1,238 square foot combined floor area for all accessory structures.
CODE SECTION: 34-5.1.2.D
APPLICANT/OWNER: Zachary Brewster

C. ZBA CASE: 1-22-5692
LOCATION: Northwest corner of Twelve Mile and Middlebelt Roads
PARCEL IDS: 23-11-477-109, -013, and -014
REQUEST: In an RC-2 Zoning District, the following variances are requested in order to build a proposed senior/assisted living facility:
1) A variance of 9.2 feet from the minimum fifty (50) foot street setback from Twelve Mile.
2) A variance of 1.4 feet from the minimum fifty (50) foot street setback from Middlebelt.
3) A variance of 9.5 feet from the required ten (10) foot deep landscape area abutting the street (Middlebelt).
4) A variance of 4.5 feet from the required twenty (20) foot landscape buffer adjacent to RA districts.
5) A variance to provide a screening fence within a front yard setback (along Orion court)
6) A variance to omit screening between the parking area and a major throughfare (Middlebelt Road).

CODE SECTIONS: 34-3.5. G.; 34.3.5.2.V.; 34-5.14.6.;34-5.12.2. B.; 34-5.14.5.
APPLICANT: Harbor Retirement Development, L.L.C.
OWNERS: CS-HRA-Dillin Farmington Hills JV, Charles N. Jennings

5. Public Questions and Comments
6. Approval of Minutes: November 9, 2021
7. Adjournment

Mike O'Connell, Secretary

Staff Contact:

Dennis Randt, Zoning Division Supervisor
248-871-2520, drandt@fhgov.com

A site visit may be held on Sunday, January 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.