

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 12, 2019 – 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: 9-19-5659
LOCATION: Southwest corner of Twelve Mile Road and Drake Road
PARCEL I.D.: 23-17-201-004
REQUEST: In an OS-4 Zoning District, the following variance is requested in order to build a 47 foot tall office building:
1.) A 7 foot variance to the 40 foot maximum permitted height.
CODE SECTION: 34-3.1.22.E.
APPLICANT: John Valentine as agent for Owner, 32000 W. 12 Mile Rd., L.L.C. (formerly L. C. Trademarks, Inc.)
OWNER: 32000 W. 12 Mile Rd., L.L.C. (formerly L. C. Trademarks, Inc.)

5. **NEW BUSINESS:**

- A. ZBA CASE: 11-19-5660
LOCATION: 27452 Ten Mile
PARCEL I.D.: 23-24-476-015
REQUEST: In an RA-1 Zoning District, the following variance is requested to allow a newly built 1,152 square foot detached accessory building to remain: 1.) A 594 square foot variance to the maximum 1,250 square foot combined accessory use and building allowance.
CODE SECTION: 34-5.1.2.D.
APPLICANT/OWNER: Costel Stoian
- B. ZBA CASE: 11-19-5661
LOCATION: 26811 Orchard Lake Road
PARCEL I.D.: 23-15-429-103
REQUEST: In an RA-2 Zoning District, the following variance is requested in order to allow a dumpster enclosure to be placed within the front yard: 1.) A variance from the requirement that dumpster enclosures may only be placed in the rear or interior side yards of a property.
CODE SECTION: 34-5.1.3.D.i.
APPLICANT: Edward Klatt for Michigan School of Professional Psychology
OWNER: Michigan School of Professional Psychology/Dr. Fran Brown, President
- C. ZBA CASE: 11-19-5662
LOCATION: 28924 Wellington
PARCEL I.D.: 23-12-152-037
REQUEST: In an RA-1A Zoning District, the following variance is requested for a newly constructed shed to remain located 2 feet from the property line: 1.) A 13 foot variance to the 15 foot required side yard setback.
CODE SECTION: 34-5.1.2.A.; 34-5.1.2.B.
APPLICANT/OWNER: Ryan Kamphuis

D. ZBA CASE: 11-19-5663
LOCATION: 37283 Timberview Lane
PARCEL I.D.: 23-08-304-015
REQUEST: In an RA-1 Zoning District, the following variances are requested in order for a house and patio to remain in its current locations: 1.) A 3.4 foot variance from the minimum 10 foot side yard setback for the patio; and 2.) A 9.4 foot variance from the minimum 35 foot rear yard setback for the home
CODE SECTION: 34-3.1.4.E.
APPLICANT/OWNER: Sammy Qarana

6. Public Questions and Comments
7. Approval of Minutes: September 10, 2019
8. Adjournment

Azam Masood, Secretary

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

A site visit may be held on Sunday, November 10, 2019, 9 a.m.
Meet in City Hall Lobby
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.