

**MINUTES
CITY OF FARMINGTON HILLS
ZONING BOARD OF APPEALS
FARMINGTON HILLS CITY HALL
FEBRUARY 11, 2025 – 7:30 PM**

1. CALL MEETING TO ORDER

Chair O’Connell called the meeting to order at 7:32pm and made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting.

2. ROLL CALL

Members Present: Irvin, Jamil, Khan, Lindquist, O’Connell, Rich, Vergun

Members Absent: None

Others Present: Zoning Supervisor Randt, City Attorney Morita, Recording Secretary McGuire

3. APPROVAL OF AGENDA

**MOTION by Vergun, support by Rich, to approve the agenda as submitted.
Motion carried unanimously by voice vote.**

4. NEW BUSINESS:

A. ZBA CASE: 2-25-5749

LOCATION: 30524 Rockshire

PARCEL I.D.: 23-14-151-006

ZONE: RA-2

REQUEST: In order to construct a new home in an RA-2 Zoning District, the following variance is requested: 1. A 16.15-foot variance to the 35-foot rear yard setback requirement to allow for an 18.86-foot rear yard setback.

CODE SECTION: 34-3.1.5

APPLICANT/OWNER: Woodrow Hankins

Facts of the case

Zoning Supervisor Randt provided the facts of the case, describing the property in question as being located at 30526 Rockshire, between 11 and 12 Mile Road. He referenced the zoning district map and presented an aerial view of the property, a topographical survey, and a foundation plan of the proposed home.

Applicant presentation

Woodrow Hankins, 30489 Rockshire Avenue, presented the requested variance to allow an 18.86’ rear yard setback, in order to construct a new 1700sf home at 30524 Rockshire. Mr. Hankins explained that the lot in question has an irregular shape, which presents challenges in complying with the zoning requirements. The property is approximately 200 feet wide but has a depth of only 100 to 110 feet. The required 35-foot setbacks significantly limit the buildable area, making it difficult to accommodate the proposed 3-bedroom 3-bath home. Due to these

constraints, the applicants are seeking a variance to allow the structure to extend further back on the lot.

The northern boundary of the property abuts a creek, and the owner of that adjacent rear parcel along with the two other closest property owners have expressed full support for the variance request. Letters confirming their agreement have been submitted. The adjacent rear property owner has also stated that the creek area is not intended for development, and therefore, the proposed location would not create a visual or practical obstruction.

Additionally, the Mr. Hankins worked with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) over the past summer and fall to assess the wetlands on the property. Several small wetland areas required delineation, further restricting the buildable space. Moving the home forward on the lot is not a viable option, as a cluster of trees at the front, with some classified as wetland trees, should not be disturbed.

An email from EGLE official Robert Primeau was sent to the city on September 30th, confirming these environmental constraints. Given these factors, the applicants respectfully request a variance to allow a setback variance of approximately 16.14 feet to accommodate the proposed home.

Board asks clarifying questions

In response to a question from Member Rich, Mr. Hankins said the property to the north used to have a house on the northern part of the property, with access off Edgemoor. The southern area is not buildable because of wetland restrictions.

Public comment

Member Vergun reported that there was an affidavit of mailing on file, and three letters had been received in support of the variance, one from the property owner to the north, and two from the two closest homes to the east on Edgemoor.

MOTION by Lindquist, support by Jamil, that in the matter of ZBA Case 2-25-5749, 30524 Rockshire, that the petitioner's request for a 16.15-foot variance to the 35-foot rear yard setback requirement to allow for an 18.86-foot rear yard setback in order to construct a new home in an RA-2 Zoning District be GRANTED because the petitioner did demonstrate practical difficulties exist in this case in that he set forth facts which show that:

- 1. Compliance with the strict letter of the ordinance would unreasonably prevent the petitioner from using the property for a permitted purpose. The permitted purpose is to have a residence on the property, and without a variance the size of the building envelope for the property would be too small to build any sort of a reasonable modern home.**
- 2. That granting the variance requested would do substantial justice to the petitioner as well as to other property owners in the district. Relative to granting lesser relief, the amount of the requested variance is reasonable, being approximately half the of the required setback.**
- 3.& 4. That the petitioner's plight is due to the unique circumstances of the property, it being evident and clear that the problem is not self-created. The owner has not in any way contributed to this situation which is based on the physical layout of the land. In addition,**

the owner has set forth facts about the wetlands and the unlikeliness of neighbors developing close to his property line.

With the following condition:

- **The home be constructed in compliance with the plans that have been provided to the Board, including the location of the house and the overall square footage and placement of the structure on the property.**

Motion passed by voice vote 7-0.

5. PUBLIC QUESTIONS AND COMMENTS:

None.

6. APPROVAL OF MINUTES January 14, 2025

MOTION by Irvin, support by Khan, to approve the January 14, 2025 meeting minutes as submitted.

Motion passed unanimously by voice vote.

7. ADJOURNMENT

MOTION by Rich, support by Khan, to adjourn the meeting.

Motion approved unanimously by voice vote.

The meeting adjourned at 7:50pm.

Respectfully submitted,
Daniel Vergun, Secretary

/cem