

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 10, 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. **NEW BUSINESS:**

- A. ZBA CASE: 9-19-5657
LOCATION: 34918 W. Eight Mile
PARCEL I.D.: 23-33-376-024
REQUEST: In an RC-2 Zoning District, the following variances are requested in order to build a new multi-family development consisting of 8 buildings and 78 dwelling units.
1.) A 31.7 foot variance to the required 50 foot front yard setback to permit 12 parking spaces to be located within the 50 foot front yard setback.
2.) A 19.9 foot variance from the required 87.5 foot rear yard setback.
CODE SECTION: 34-5.2.1.; 34-3.5.2.R.
APPLICANT/OWNER: Ari Kosterlitz
- B. ZBA CASE: 9-19-5658
LOCATION: 29652 Fernhill Drive
PARCEL I.D.: 23-03-451-018
REQUEST: In an RA-1 Zoning District, the following variances are requested in order to construct an addition to a house:
1.) A 5.1 foot variance to the required 40 foot front yard setback.
2.) A 0.5 foot variance to the required 10 foot side yard setback
CODE SECTION: 34-7.1.3.A.; 34-3.1.4.E.
APPLICANT/OWNER: Celestin John Walby
- C. 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 requirement.
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. **Public Questions and Comments**
6. **Approval of Minutes: July 23, 2019, August 13, 2019**
7. **Proposed 2020 Zoning Board of Appeals Meeting Schedule**
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, September 8, 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.