



CITY OF ROMULUS
BOARD OF ZONING APPEALS NOTICE OF A PUBLIC HEARING
WEDNESDAY, August 3, 2022

Notice is hereby given that the City of Romulus Board of Zoning Appeals will hold the following public hearings at 7:00 p.m. on Wednesday, August 3, 2022 at the Romulus City Hall, 11111 Wayne Road to consider the following petitions:

1. TEMP-2021-003; **Sheraton Hotel** requesting temporary use approval in accordance with Section 22.03(e), Temporary Uses and Buildings of the Zoning Ordinance to allow 230 of the 539 parking spaces on the property to be temporarily used for park & fly parking spaces. The subject property is located at **8000 Merriman** (Parcel ID #80-037-99-0028-710). Petition was postponed for 60 days at the May 4, 2022 BZA meeting.
2. BZA-2022-002; **Romulus Corporate Parking Building #3 (Scannell Properties)**, requesting a variance from Section 8.04(a), Area, Height and Placement Requirements of the Zoning Ordinance to increase the allowable building height from 35 feet to 38 feet for a 243,770-sq. ft. warehouse/distribution building. The subject property is zoned Conditional M-1, Light Industrial and is located at **32250 Smith Road** (Parcel ID #80-038-99-0002-703) in the Vining Road Subarea Overlay District.
3. BZA-2022-003; **Romulus Corporate Parking Building 'A' (Opus Development Company)**, requesting a variance from Section 8.04(a), Area, Height and Placement Requirements of the Zoning Ordinance to increase the allowable building height from 35 feet to 40 feet on the east elevation for a 174,000-sq. ft. warehouse/distribution building. The subject property is zoned Conditional M-1, Light Industrial and is located on **Smith Road** (Parcel ID #80-038-99-0002-705) in the Vining Road Subarea Overlay District.
4. BZA-2022-004; **Romulus Corporate Parking Building 'B'**, requesting a variance from Section 8.04(a), Area, Height and Placement Requirements of the Zoning Ordinance to increase the allowable building height from 35 feet to 38 feet on the west elevation for a 100,480-sq. ft. warehouse distribution building. The subject property is zoned Conditional M-1, Light Industrial and is located on **Smith Road** (Parcel ID #80-038-99-0002-705) in the Vining Road Subarea Overlay District.
5. BZA-2022-005; **Greg Weir, Weir Holdings - Windshield Replacement and Calibration**, in accordance with Section 20.04 (b) Change in Use of the Zoning Ordinance is requesting to utilize the property for a windshield replacement and calibration business which is a change from a nonconforming use, currently an automobile detail shop, to another nonconforming use, since automobile uses are not permitted in the CBD-2, Central Business - Downtown District. The subject property is located at **36050 Goddard Road** (Parcel ID #80-077-01-0002-000).
6. TEMP-2022-002; **Deranged Haunted Attraction (Michael Fini)**, requesting temporary use approval in accordance with Section 22.03(e), Temporary Uses and Buildings of the Zoning Ordinance for an outdoor haunted attraction with a walking trail and temporary structure from 9/16/22 through 11/1/22 located at **35560 Goddard** (Parcel ID #80-068-01-0027-002).
7. BZA-2022-006; **Amazon DTW1 Fulfillment**, requesting a variance from Section 13.03(b)(3) Fences - Location and Height of the Zoning Ordinance to allow a fence in the required front yard setback. While a 45' setback is required, a variance to allow a 40' parking setback was approved in 2017. The fence will be located 38' from the property line. The subject property is zoned Conditionally M-1, Light Industrial and is located at 32801 Ecorse Road (Parcel ID # 80-038-99-0001-700).

Copies of the applications are available for review at the Department of Public Services during regular business hours which are 8:00 am - 4:00 pm, Monday through Friday. All interested parties are encouraged to attend and will be given an opportunity to comment on said requests. Written comments may be submitted and should be addressed to Carol Maise, City Planner, Planning Department, 12600 Wayne Road, Romulus, MI 48174-1485.

Ellen Craig-Bragg, City Clerk
City of Romulus, Michigan

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