



**CITY OF ROMULUS**  
**BOARD OF ZONING APPEALS NOTICE OF A PUBLIC HEARING**  
**WEDNESDAY, August 2, 2023**

Notice is hereby given that the City of Romulus Board of Zoning Appeals will hold the following public hearings beginning at **7:00 p.m.** on **Wednesday, August 2, 2023** at the Romulus City Hall, 11111 Wayne Road to consider the following petitions:

1. **TEMP-2023-003; 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 9/16/23 through 11/1/23 located at **35560 Goddard** (Parcel ID #80-068-01-0027-002).
2. **BZA-2023-013; Christopher Leduc**, requesting a variance from *Section 3.04(3)(b), Accessory Buildings* of the Zoning Ordinance to allow a pole barn that exceeds the allowed total square footage of accessory buildings (up to 1,500 sq. ft. is allowed and 2,283 sq. ft. is requested). The property is located at **13450 Cogswell** (DP #80-118-01-0018-000) and zoned R-1B, Single-family Residential.
3. **BZA-2023-008; Romulus Distribution Center (Ashley Capital)** - Building Height, requesting a variance from *Section 8.04(a) Area, Height and Placement Requirements* of the Zoning Ordinance to increase the height of two buildings from the allowable 35' to 47'. The property is located at **36711 Ecorse Road**, a 159-acre parcel between Ecorse Rd. and Wick Rd., west of the CSX Railroad and zoned M-1, Light Industrial and R-1A, Single-family Residential.
4. **BZA-2023-009; Romulus Distribution Center (Ashley Capital)** - Light Pole Height, requesting a variance from *Section 13.05(e) Lighting Regulations* of the Zoning Ordinance to increase the light pole height from the allowable 14' within 300' of a residential district to 25'. The property is located at **36711 Ecorse Road**, a 159-acre parcel between Ecorse Rd. and Wick Rd., west of the CSX Railroad and zoned M-1, Light Industrial and R-1A, Single-family Residential.
5. **BZA-2023-010; Romulus Distribution Center (Ashley Capital)** requesting a use variance in accordance with *Section 22.03(d) Use Variances* of the Zoning Ordinance to allow a detention basin associated with a warehouse/distribution development on 5.7 acres of property zoned R-1A, Single Family Residential where M-1, Light Industrial zoning is required. The 159-acre property is located at **36711 Ecorse Road** between Ecorse Rd. and Wick Rd., west of the CSX Railroad that is zoned M-1, Light Industrial and R-1A, Single Family Residential.
6. **BZA-2023-011; Sheetz** requesting a variance from *Section 14.01(f), Off Street Parking Requirements* of the Zoning Ordinance to allow 4 additional parking spaces, increasing the maximum allowable spaces from 51 to 55 spaces for a drive-thru restaurant, convenience store and fueling station. The subject property is located at **33380 Wick Road** (DP# 80-039-99-0001-707) and zoned RC, Regional Center.
7. **BZA-2023-012; First Class Self Storage, LLC** requesting the following variances from the Zoning Ordinance for property that is located at 29109 Beverly Road (DP# 80-003-99-0006-000) and zoned M-1, Light Industrial:
  - a. A variance from *Section 11.12(a), Use Standards - Self-Storage Facilities* to allow a 37,000-sq.ft. self-storage building on property that is 2.16 acres where a minimum of 4 acres is required; and
  - b. A variance from *Section 8.04(a) Area, Height and Placement Requirements* to allow a 10' setback adjacent to residential property where 50' is required.

Copies of the applications are available for review in the Planning Department located at the Department of Public Services (12600 Wayne Road) during regular business hours which are 8:00 am - 4:00 pm, Monday through Friday. Any questions regarding the application should be directed to Carol Maise, City Planner in the Planning Department at 734-955-4530. Written comments may be submitted and should be addressed to the Planning Department, 12600 Wayne Road, Romulus, MI 48174-1485. All interested parties are encouraged to attend and will be given an opportunity to comment on said requests. Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Planning Secretary (734-955-4530) 48 hours prior to the meeting. Our staff will be pleased to make necessary arrangements.

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

**Publish:** July 13, 2023

RM0748 - 071323 2.5 x 10.859