

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
May 12, 2026, 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: 5-26-5779

LOCATION: 37879 Interchange Drive

PARCEL I.D.: 23-19-252-002

ZONE: IRO

REQUEST: In order to occupy 27,306 sq. ft., a business that compounds, processes, and packages pharmaceuticals within the IRO Zoning District, the following variance is requested:

1. A use variance to allow the “manufacturing, compounding, processing, and packaging of pharmaceuticals” in the Industrial Research Office District, where this use is only allowed as special approval in the Light Industrial District.

CODE SECTION: 34-3.1.29.C.iv, and 34-4.50

APPLICANT: Elaivee Ventures LLC

OWNER: K-F Land Company, LLC II

B. ZBA CASE: 5-26-5780

LOCATION: 39316 Plumbrook Drive

PARCEL I.D.: 23-07-305-007

ZONE: RA-1

REQUEST: In order to install a 15.75 ft. x 36 ft. inground pool with a 22.81 ft. x 50.65 ft. concrete deck surrounding the pool in the rear yard, the following variance is requested:

1. A 3-foot variance from Section 34-3.26.6.A portion of the Zoning Ordinance to permit a pool deck to project 23 ft. into the minimum rear yard setback, where 20 ft. is the maximum allowed.

CODE SECTION: 34-3.26.6.A

APPLICANT: Ashley and Martin Peltcs

OWNER: Ashley and Martin Peltcs

C. ZBA CASE: 5-26-5781

LOCATION: 31130 Orchard Lake Road

PARCEL I.D.: 23-02-103-025

ZONE: B-3, General Business and P-1, Vehicular Parking

REQUEST: At their March 19, 2026, Regular Meeting, the Planning Commission conditionally approved a site plan (SP 52-2-2026) to expand an existing building and parking lot and add two (2) canopy-covered outdoor seating areas for restaurant use. As identified in the motion, the applicant must obtain variances and then submit a revised site plan for administrative verification to address the Planning Commission’s conditional approval.

1. **Building setback adjacent to residential** - A 14-foot setback variance from Section 34-3.1.25.E and 34-3.5.2.L of the Zoning Ordinance to permit a new building addition to be installed 6 feet from the north lot line adjacent to a residential district where a minimum 20-foot setback is required.
2. **Front yard open space** - An 8% variance from Section 34-3.1.25.E of the Zoning Ordinance to permit a new outdoor seating area to be installed in a portion of the required front yard open space area west of the existing building along Orchard Lake Road, where a minimum 50% front yard open space area is required.
3. **Off-street loading and unloading space** - A variance from Section 34-5.4.2 of the Zoning Ordinance to not provide an off-street loading and unloading space where a space of 660 sqft. is required for this site, located within a B-3 district.
4. **Landscape area in yard abutting a street** - A 2-foot wide variance from Section 34-3.5.2.U of the Zoning Ordinance to allow an 8-foot wide landscape area abutting the new parking lot along Mulfordton Street, where a minimum 10-foot wide landscape area is required.
5. **Outdoor seating separation from residential** – A 190-foot variance from Section 34-4.32.1 of the Zoning Ordinance to allow an outdoor seating area north of the existing building to be located 10 feet from a residential district without being separated from such residential area by a major or secondary thoroughfare or by a building where a minimum separation of 200 feet is required.
6. **Outdoor use in required side yard setback** - An 8-foot variance from Section 34-3.1.25.E of the Zoning Ordinance to permit a canopy-covered outdoor seating area on the north side of the existing building to be located 2 feet from the side lot line, where a minimum 10-foot setback is required.
7. **Outdoor space for seating in required front yard setback** - A 17-foot variance from Section 34-3.1.25.E of the Zoning Ordinance to permit a canopy-covered outdoor seating area on the west side of the existing building to be located 8 feet from the front lot line, where a minimum 25-foot setback is required.
8. **Dumpster setback from residential** – An 8-foot variance from Section 34-5.1.3.D.iii of the Zoning Ordinance to permit a dumpster and screening enclosure to be installed 12 feet from the adjoining residential district, where a minimum separation of 20 feet is required.

CODE SECTIONS: 34-3.1.25.E, 34.3.5.2.L, 34-5.4.2, 34-3.5.2.U, 34-4.32.1, and 34-5.1.3.D.iii

APPLICANT: Nick Hannawa

OWNER: Hannawa-Lahser Road Development, LLC

5. Approval of Minutes: April 14, 2026

6. Adjournment

Brian Rich, Secretary

Staff Contact:

Charmaine Kettler-Schmult, Director of Planning and Community Development
248-871-2543, ckettler@fhgov.com

A site visit may be held on Sunday, May 10, 2026, 9 a.m.

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.