

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 8, 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. **OLD BUSINESS:**

A. **ZBA CASE:** 8-26-5790

LOCATION: 38400 Ten Mile Rd

PARCEL I.D.: 22-23-19-351-012

ZONE: B-3

REQUEST: Administrative appeal under Section 34-7.14.6.A of the City's Zoning Ordinance from the decision of the City's Building Official declaring Building Permit PB231881 in error and making the permit inactive, and the decision of the City Planner to retract approval of Applicant's site plan (SP 66-12-2021) for a vehicle car wash on a zoning lot in the B-3 General Business District that was approved by the Planning Commission on February 17, 2022, and request that the Zoning Board of Appeals do the following:

1. Stay the permit inactivation and stop-work determination during the appeal, consistent with MCL 125.3604(4) and pursuant to all necessary permits and approvals, unless the Building Official certifies to the Zoning Board of Appeals that by reason of facts stated in the certificate, a stay would in the opinion of the Building Official cause imminent peril to life or property.
2. Reverse the Building Official's determination that Building Permit PB231881 was issued in error.
3. Determine that the City must apply the then-applicable Zoning Ordinance and zoning regulations in effect at the time of the approved Site Plan 66-12-2021, project approvals applicable to the applicant's November 30, 2023, building-permit application and pre-C-9 review record.
4. Determine that Ordinance C-9-2024's savings clause preserves Applicant's pre-zoning amendment acts done and rights accruing, accrued, or acquired before the amendment took effect.
5. Reactivate Building Permit PB231881 and direct City staff to process inspections, trade permits, and related approvals in the ordinance course,

subject to ordinary non-zoning compliance conditions that would apply to any validly issued permit.

6. In the alternative, if the ZBA concludes that additional interpretation, exception, variance, or other relief is procedurally necessary, to grant that relief to preserve Building Permit PB231881.
7. If any relief is denied, to make specific findings on the application date, completeness/abandonment, City knowledge, the City's post-C-9 processing conduct, reliance evidence, and the precise legal basis for denial, for a complete record for circuit court review under MCL 125.3606.

CODE SECTION: 34-7.14.6.A, 34-7.14.6.B, 34-7.14.7

APPLICANT: Dr. Delair Gardi, 38400 W. 10 Mile Road, LLC

OWNER: Dr. Delair Gardi, 38400 W. 10 Mile Road, LLC

5. NEW BUSINESS:

A. ZBA CASE: 9-26-5791

LOCATION: 23485 Tuck Rd.

PARCEL I.D.: 22-23-26-179-009

ZONE: RA-3

REQUEST: Appeal to replace an existing non-conforming 6-foot-high fence on a corner lot located within the RA-3, (One Family Residential) District, because the proposed fence does not meet the required setbacks. The following variances are requested:

1. A 24 foot variance from Section 34-5.1.2.F and 34-3.1.6.E of the Zoning Ordinance to permit a fence in the exterior side yard setback over 3 feet in height to be installed 6 feet from the Lamar right of way where 30 feet is required.
2. A 4 foot setback variance from Section 34-5.1.2.F of the Zoning Ordinance to permit a fence in the exterior side yard over 3 feet in height and not to exceed 6 feet to be installed 6 feet from Lamar right of way where a minimum 10 foot setback from a street right of way is required.

CODE SECTION: 34-3.1.6.E, 34-5.1.2.A, and 34-5.1.2.F

APPLICANT: Keri and Darin Knochel

OWNER: Keri and Darin Knochel

B. ZBA CASE: 9-26-5792

LOCATION: 24435 Halsted

PARCEL I.D.: 22-23-19-426-013

ZONE: LI-1

REQUEST: Appeal to establish a new use, outdoor vehicle sales, at an existing building within the LI-1 (Light Industrial) District. The project received conditional approval by Planning Commission on July 16, 2026. The following variances are requested:

1. A 10-foot variance from Section 34-4.36.1.B of the Zoning Ordinance to allow a vehicular access drive 50 feet from the intersection of Halsted Road and Hallwood Court where a minimum 60-foot distance is required.
2. A variance from Section 34-3.5.2.N and 34-5.4 of the Zoning Ordinance to waive the off-street loading and unloading space requirement for a property in the LI-1 District where a 500 sq. ft. space with 14-foot vertical clearance is required.

CODE SECTION: 34-4.36.1.B, 34-3.5.2.N and 34-5.4

APPLICANT: Hayder Alkhafaji

OWNER: HFR Capital LLC

C. ZBA CASE: 9-26-5793

LOCATION: 33631 Kirby St

PARCEL I.D.: 22-23-33-476-013

ZONE: RA-3, One Family Residential District

REQUEST: A 5-foot variance from 34-5.1.2.A of the Zoning Ordinance to permit a detached accessory building to have a 3-foot side yard setback where a minimum 8-foot setback is required for the property zoned RA-3.

CODE SECTION: 34-5.1.2.A, 34-5.1.2.C

APPLICANT/OWNER: Ryan Haefner

5. Approval of Minutes: August 11, 2026

6. Public Comment

7. 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, September 6, 2026, at 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/accommodation will be made. Thank you.