AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
November 10, 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**: 10-26-5797
LOCATION: (No Address)
PARCEL I.D.: 22-23-34-326-026
ZONE: RA-3
REQUEST: In order to install a 6-foot-high wood fence on a vacant lot, the following variance is requested:

1. A variance from Sections 34-5.12.1 and 34-3.1.6.B of the Zoning Ordinance to permit an accessory structure (fence) on a parcel without a primary building/use.

CODE SECTION: 34-3.1.6.B, 34-5.12.1
APPLICANT/OWNER: Peter Chagnon

B. **ZBA CASE**: 11-26-5799
LOCATION: 26362 Pillsbury St
PARCEL I.D.: 22-23-15-352-001
ZONE: RA-1
REQUEST: In order to construct an additional detached garage, the following variances are requested:

1. A 29-foot setback variance from Section 34-5.1.2.F and 34-3.1.4.E of the Zoning Ordinance to permit a detached accessory structure 11 feet from the Farmington Road right-of-way, where a minimum 40-foot exterior side yard setback is required.
2. A 1,104 sq. ft. and 70% variance from Section 34-5.1.2.D of the Zoning Ordinance to permit a total accessory structure floor area of 1,886 sq. ft., representing 120% of the allowable accessory structure to living area ratio, where a maximum of 50% is permitted.

CODE SECTION: 34-5.1.2.F, 34-5.1.2.D, 34-3.1.4.E
APPLICANT/OWNER: Philip Marcinkowski & Rachel Quinn

C. ZBA CASE: 11-26-5800
LOCATION: 32750 Northwestern Hwy
PARCEL I.D.: 22-23-02-126-006
ZONE: B-3
REQUEST: In order to proceed with the proposed, the following variances are requested:

1. A variance from Sections 34-3.5.2.N and 34-5.4.2 of the Zoning Ordinance to waive the off-street loading and unloading space requirement, where a 530 sq. ft. loading space is required in the rear yard.
2. A 7.4-foot setback variance from Section 34-3.1.25.E of the Zoning Ordinance to permit a new building addition 2.6 feet from the west lot line, where a minimum 10-foot setback is required.

CODE SECTION: 34-3.5.2.N, 34-5.4.2, and 34-3.1.25.E
APPLICANT/OWNER: Vincent Tueni

D. ZBA CASE: 11-26-5801
LOCATION: 31675 Inkster Rd.
PARCEL I.D.: 22-23-01-400-004
ZONE: RA-1
REQUEST: In order to proceed with the proposed guardhouse located in the front yard, the following variances are requested:

1. A variance from Sections 34-5.1.B and 34-2.2 (yards -front yard) of the Zoning Ordinance to permit an 85 square-foot detached accessory building to be in the front yard where the accessory structure is not permitted.

CODE SECTION: 34-5.1.B and 34-2.2
APPLICANT: Lerman Corporation, Joel Lerman
OWNER: Franklin Hills Country Club, Laurent Fregonara

5. Approval of Minutes: October 13, 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, November 8, 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/accommodation will be made. Thank you.