

**AGENDA**  
**ZONING BOARD OF APPEALS MEETING**  
**CITY OF FARMINGTON HILLS**  
**JUNE 9, 2026, 7:30 p.m.**  
**FARMINGTON HILLS CITY HALL-COUNCIL CHAMBER**  
**31555 W. ELEVEN MILE ROAD**  
**FARMINGTON HILLS, MI**  
[www.fhgov.com](http://www.fhgov.com)

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda

4. **NEW BUSINESS:**

**A. ZBA CASE: 5-26-5778**

**LOCATION:** 29707 W. Ten Mile Rd.

**PARCEL I.D.:** 23-26-226-003, 008, 009

**ZONE:** (008, 009) RA-1, (003) RA-3

**REQUEST:** In order to build a 38,000-square-foot addition to an existing 33,800-square-foot building within the RA-1 and RA-3 One-Family Districts, the following variance is requested:

1. A 3.667-foot variance from Section 34-3.1.6.E of the Zoning Ordinance to permit a building addition to be 28.667 feet, where 25 feet is the maximum height permitted in a RA-3 Zoning District.

**CODE SECTION:** 34-3.1.6.E

**APPLICANT:** Hisham Turk, Turk Architects

**OWNER:** Osman Habib, on behalf of the Tawheed Center

**B. ZBA CASE: 4-26-5776**

**LOCATION:** 34521 Fendt St.

**PARCEL I.D.:** 23-33-376-062

**ZONE:** RA-3

**REQUEST:** In order to install a 30 ft. x 40 ft. detached garage in the rear yard, the following variances are requested:

1. A 1 foot height variance from Section 34-5.1.2.C of the Zoning Ordinance to permit a 15 foot height accessory structure where a maximum permitted height is 14 feet.
2. A 36% floor area variance from Section 34-5.1.2.D of the Zoning Ordinance to permit 86% combined floor area of all accessory uses and buildings to residential dwelling unit floor area, where the maximum permitted is 50%.

**CODE SECTION:** 34-5.1.2.C and 34-5.1.2.D

**APPLICANT:** Gjoka Lucaj

**OWNER:** Gjoka Lucaj

**C. ZBA CASE: 6-26-5782**

**LOCATION:** 31263 Estate Woods Ct.

**PARCEL I.D.:** 23-06-101-008

**ZONE:** RP-2

**REQUEST:** In order for the installation of a 10 ft. x 26.5 ft. sunroom to be constructed within the RP-2 Planned Residential Zoning District, the following variance is requested:

1. A 10-foot variance from Section 34-3.1.5.E of the Zoning Ordinance to permit a new sunroom addition to be installed 25 feet from the rear lot line, where a minimum 35-foot setback is required.

**CODE SECTIONS:** 34-3.1.5.E

**APPLICANT:** Vanshana & Edmond Douglas

**OWNER:** Vanshana & Edmond Douglas

**D. ZBA CASE:** 6-26-5783

**LOCATION:** 29372 Grand River Avenue

**PARCEL I.D.:** 23-36-301-002

**ZONE:** B-3

**REQUEST:** In order to renovate and expand an existing gas station with a convenience store within the B-3 – General Business Zoning District, the following variances are requested:

1. A variance of 19.6 foot from Section 34-3.1.5.E of the Zoning Ordinance to permit a new building addition to be installed 0.4 feet from the rear property line (north) where a minimum 20 foot setback is required.
2. A variance of 8.8 feet from Section 34-3.1.5.E of the Zoning Ordinance to permit a new building addition to be installed 1.2 feet from the side property line (east) where a minimum 10-foot side setback is required.
3. A variance of 13 feet from Section 34-3.1.5.E of the Zoning Ordinance to permit a new fueling canopy to be installed 12 feet from the front (south) property line, abutting Grand River, where 25 feet is required.
4. A variance of 17.8 feet from Section 34-3.1.5.E of the Zoning Ordinance to permit a new fueling canopy to be installed 7.2 feet from a side street (Middlebelt Road future right-of-way), where a minimum of 25 feet is required.
5. A variance of 40.2% from Section 34-4.28.1.G of the Zoning Ordinance to permit the building's south façade to have transparency of 19.8%, facing Grand River, where a minimum of 60% is required.
6. A variance of 40.7% from 34-4.28.1.G of the Zoning Ordinance to permit the building's west façade to have transparency of 19.3%, facing Middlebelt Road, where a minimum of 60% is required.
7. A variance from Section 34-4.28.1.E of the Zoning Ordinance to allow the parking areas for vehicular circulation to be located within the future right of way for Middlebelt Road, where a minimum 10-feet is required.
8. A variance from Section 34-5.1.3.D.i of the Zoning Ordinance to permit the dumpster and enclosure to be placed in the front yard where placement in the rear or interior side yard is required.
9. A variance from Section 34-3.5.2.N and 34-5.4.2 of the Zoning Ordinance to permit an off-street loading and unloading space of approximately 650 sqft. to be located in the front yard abutting Grand River Avenue, where placement in the rear or interior side yard is required.

**CODE SECTIONS:** 34-3.1. 5.E, 34-4.28.1.G, 34-4.28.1.E, 34-5.1.3.D.i and 34-3.5.2.N and 34-5.4.2

**APPLICANT:** Hatem Hannawa

**OWNER:** Jeff Yono

**E. ZBA CASE:** 6-26-5784

**LOCATION:** 33340 W. Twelve Mile Rd.

**PARCEL I.D.:** 23-10-352-006

**ZONE:** B-2

**REQUEST:** In order to install a new wall sign on a third façade of the existing restaurant building within the B-2 Community Business Zoning District, the following variance is requested:

1. A special exception from Section 34-5.5.3.B.ii.a(1) of the Zoning Ordinance to permit a wall sign on a third façade of the building, where the maximum number of facades a wall sign may be placed on is two.

**CODE SECTION:** 34-5.5.3.B.ii.a(1)

**APPLICANT:** Michael Jwaida, owner of Tim Horton's

**OWNER:** Kendallwood Shopping Center, LLC

**F. ZBA CASE:** 6-26-5785

**LOCATION:** 25543 Ranchwood Dr.

**PARCEL I.D.:** 23-20-153-019

**ZONE:** RA-1

**REQUEST:** In order to install a 16 ft. by 36 ft. pool with a surrounding concrete deck and pool equipment in the rear yard of RA-1, One Family Residential District, the following variances are requested:

1. A 9 foot variance from Section 34-5.1.1.A and 34-3.26.6.A of the Zoning Ordinance to permit a pool, surrounding concrete deck, and pool equipment to be installed 29 feet into the rear yard from the home, where a maximum 20 foot projection from the home is permitted.
2. A 3% coverage variance from Section 34-3.1.4.E of the Zoning Ordinance to permit a 38% horizontal rear yard coverage where the maximum 35 % is permitted.

**CODE SECTION:** 34-5.1.1.A, 34-3.26.6.A and 34-3.1.4.E

**APPLICANT:** Backyard Creations by Mike Assemany, LLC

**OWNER:** Raad Sana

**5. Approval of Minutes:** May 12, 2026

**6. Adjournment**

Brian Rich, Secretary

Staff Contact:

Charmaine Kettler-Schmult, Director of Planning and Community Development

248-871-2543, [ckettler@fhgov.com](mailto:ckettler@fhgov.com)

A site visit may be held on Sunday, June 7, 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.**