

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
February 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: 2-26-5772

LOCATION: 33631 Kirby St.

PARCEL I.D.: 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

APPLICANT/OWNER: Ryan Haefner

B. ZBA CASE: 2-26-5773

LOCATION: 25437 Witherspoon

PARCEL I.D.: 23-21-153-028

ZONE: RA-1, One Family Residential District

REQUEST:

- a. A 5-foot, 6-inch variance from 34-3.26.6.A of the Zoning Ordinance to permit an uncovered, unenclosed paved patio to be constructed in the exterior side yard, 15-feet, 6-inches beyond the front (exterior side yard) of the house abutting Carrollton Dr. where, a minimum of 10-feet is required.
- b. A 1-foot variance from 34-5.12.1.C.ii of the Zoning Ordinance to permit fencing over 3-feet in height and less than 6-feet in height to be installed in the exterior side yard, 15-feet, 6-inches beyond the front of the house where fencing, a maximum of 3-feet in height is allowed.

CODE SECTION: 34-3.26-6.A, 34-5.12.1.C.ii

APPLICANT/OWNER: Jeffrey Jones

C. ZBA CASE: 2-26-5774

LOCATION: 27900 Orchard Lake Rd.

PARCEL I.D.: 23-11-351-013

ZONE: B-3, General Business District

REQUEST: A use variance from Section 34-4.35.1.B to permit a zoning lot in a B-3 General Business Zoning District, to be occupied by a drive-through restaurant where the proposed restaurant does not have a minimum 1,100-square-foot area with indoor seating for at least twenty (20) people, as required by the zoning ordinances.

CODE SECTION: 34-4.35.1.B

APPLICANT: Carly Detar, OLIO Development Group

OWNER: Margaret Sale, Farmington Hills Beef Company

5. Public Questions and Comments

6. Approval of Minutes: December 9, 2025

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, February 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.