

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
October 13, 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: 10-26-5794

LOCATION: 27777 Stansbury

PARCEL I.D.: 22-23-14-101-037

ZONE: ES

REQUEST: In order to install a third wall sign on the west façade of the building. The following special exception is requested:

1. A special exception from Section 34-5.5.3.B.ii.a(1) of the Zoning Ordinance to permit wall signs on the (3rd) façade of a building, where only two are permitted.

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

APPLICANT: Intercity Neon

OWNER: Antonio Jarbo

B. ZBA CASE: 10-26-5795

LOCATION: 30179 Stockton

PARCEL I.D.: 22-23-26-401-040

ZONE: RA-4

REQUEST: In order to install a 528 sq. ft. two-car, detached garage in the rear yard, the following variance is requested:

1. A 78 sq. ft. variance from Section 34-5.1.2.D of the Zoning Ordinance to permit a detached accessory structure of 528 sq. ft., which, combined with the existing 300 sq. ft. accessory garage, would result in a total accessory structure floor area of 828 sq. ft., where the maximum allowed is 750 sq. ft.

CODE SECTION: 34-5.1.2.D

APPLICANT: Italy American Construction- John Cialone

OWNER: Keith and Beth Steslicki

C. ZBA CASE: 10-26-5796

LOCATION: 32200 W.12 Mile

PARCEL I.D.: 22-23-10-454-003

ZONE: RA-2

REQUEST: In order to install a 5-foot-high chain link fence in the front yard setback, the following variance is requested:

1. A 28-foot setback variance from Sections 34-3.1.5.E and 34-5.12.1.D.i of the Zoning Ordinance to permit a 5-foot-high chain link fence within the front yard, located 7 feet from the W 12 Mile Road right-of-way, where a minimum 35-foot front yard setback is required for properties within the RA-2 District.

CODE SECTION: 34-3.1.5.E, 34-5.12.1.D.i

APPLICANT: Michael Hall, RCI Contracting Services

OWNER: St. Fabian Parish

D. ZBA CASE: 10-26-5798

LOCATION: 30500 W. 13 Mile Rd

PARCEL I.D.: 22-23-02-376-001

ZONE: RA-1

REQUEST: In order to retain a 6-foot-high, black-vinyl coated chain link fence in the front and exterior side yard, the following variances are requested:

1. A 40-foot setback variance from Sections 34-5.12.1.D.i and 34-3.1.4.E of the Zoning Ordinance to permit a 6-foot-high chain link fence in the exterior side yard, located 0 feet from the W. 13 Mile Road right-of-way, where a minimum 40-foot setback is required.
2. A 35-foot setback variance from Sections 34-5.12.1.D.i and 34-3.1.4.E of the Zoning Ordinance to permit a 6-foot-high chain link fence in the exterior side yard, located 5 feet from the Greening Road right-of-way, where a minimum 40-foot setback is required.

CODE SECTION: 34-5.12.1.D.i, 34-3.1.4.E

APPLICANT: Mark Adams Jr.- Oakland County Parks and Recreation

OWNER: Oakland County Parks and Recreation

5. Approval of Minutes: September 8, 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, October 11, 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.