

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
April 14, 2026, 7:30 p.m.
FARMINGTON HILLS CITY HALL-COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI 48336
www.fhgov.com

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

4. **NEW BUSINESS:**

A. ZBA CASE: 4-26-5777

LOCATION: 29820 W. 9 Mile Rd.

PARCEL I.D.: 23-26-482-001

ZONE: LI-1, Light Industrial

REQUEST:

- a. A variance to not establish an off-street loading and unloading space where such space is required for sites within an LI-1 District. (Sections 34-5.4.3 and 34-5.4.4)
- b. A variance to not establish a space for the location of a dumpster where such space is required for sites within an LI-1 District. (Section 34-5.1.3.D)
- c. A variance to permit the site to have three (3) parking spaces where five (5) are required. (Sections 34-5.2.10 and 34-5.2.10.E.ii)
- d. A variance to permit a six-foot high wood privacy fence to be constructed in the minimum setback of a yard abutting Nine Mile Road right-of-way, where a minimum 25-foot setback is required. (Sections 34-5.12.2.B and 34-3.1.29.E)
- e. A variance to permit a six-foot high wood privacy fence to be constructed in the minimum setback of a yard abutting the Shiawassee Road right-of-way, where a minimum 25-foot setback is required. (Sections 34-5.12.2.B and 34-3.1.29.E)

CODE SECTIONS: 34-5.4.3, 34-5.4.4, 34-5.1.3.D, 34-5.2.10, 34-5.2.10.E.ii, 34-5.12.2.B and 34-3.1.29.E

APPLICANT: Joseph S. Novitsky, AIA, Architect

OWNER: Ilan Hazan

5. **Approval of Minutes:** March 10, 2026
6. **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, April 12, 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/accommodations will be made. Thank you.