



ZONING BOARD OF APPEALS MEETING

Tuesday, October 13, 2026 – 7:00 p.m.

City Council Chambers

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. Roll Call**
 - A. Define Participating Members**
- 2. Minutes of Previous Meeting of August 18, 2026**
- 3. Minutes of Previous Planning Commission Meetings are available for review on our website www.farmgov.com**
- 4. Election of Officers**
 - A. Chairperson**
 - B. Vice Chairperson**
 - C. Secretary**
- 5. APPEAL OF:**

Archadeck of Southeast Michigan, Applicant
25623 Buckminster Dr
Novi, MI 48375

Jill Keller, Owner
23617 Warner St
Farmington, MI 48336

23617 Warner St, Location
Farmington, MI 48336

 - 1. Owner/applicant requests: A dimensional (area) variance from sections 35-41 and 35-73. The applicant wishes to construct a covered, but open front porch 3'-3" into the required front yard setback.**
Section 35-73 – Minimum front yard setback 25.0
- 6. Public comment**
- 7. Adjournment**

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Tuesday, August 18, 2026 in Council Chambers, 23600 Liberty, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Bertin called the meeting to order at 7:00 p.m.

ROLL CALL:

- PRESENT: Arens, Bertin, Bridges, Pastue, Saunders
- OTHERS PRESENT: Building Official Jeff Bowdell, City Attorney Beth Saarella

MINUTES OF PREVIOUS SPECIAL MEETING OF MAY 28, 2025 postponed due to failure of recording equipment.

MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS were received and filed and available for review at www.farmgov.com

ELECTION OF OFFICERS postponed until a quorum of the Board are present.

APPEAL OF: **Benedetto Tiseo, Applicant**

19815 Farmington Road

Livonia, MI 48152

Thibault Enterprises, Owner

21021 Kelly Road

Eastpointe, MI 48021

33224 Grand River Avenue, Location

Farmington, MI 48336

1. Owner/applicant requests: A variance to section 35.104.A.4 Building Height, the existing grade of the property which slopes downward from west to east has more than 4 feet of fall. The proposed, allowable four (4) story structure will exceed the allowable height of 45 feet by 3.85 feet on the east end of the building. The overall average height increase is 1'11" and as proposed is not in compliance with the City of Farmington Zoning ordinance requiring the variance.

- 2. Further, the building has a parapet wall that screens rooftop equipment. Section 35-42 limits the parapet wall height to six (6) feet. The requested-proposed elevation has the parapet wall at a height of seven (7) feet; thus, they are requesting a one (1) foot variance to this zoning ordinance section.**

Chairperson Bertin introduced this item and turned it over to staff.

Case Presentation:

Building Official Bowdell stated there's an overall height and a parapet. I think the first item we want to ask Mr. Tiseo again is that, Mr. Tiseo, it takes three affirmative votes of the Board to grant a variance or deny a variance. And there's only four members, which means you'd need three of four. Normally, if there was a full complement of members, it would be three of five. So, the first question is, do you want to proceed?

Applicant Tiseo applied in the affirmative.

Chairperson Bertin stated Mr. Tiseo can explain which variances when he does his appeal.

Bowdell replied you are correct, Mr. Chairman, the variances are twofold which is a height variance, that's kind of caused by the terrain of Grand River. I think everybody was kind of shocked that there's that much grade difference walking down a flat sidewalk. There was quite a bit of grade difference when the survey came in. And the second variance request is one for the parapet wall, which is allowed to be six feet tall. There are portions of this new drawing that have changed from the last meeting. There are portions of this that are over the six foot that would require a variance. And I'll let the Applicant explain to you how we got to where we are today.

Benedetto Tiseo, Architect, 19815 Farmington Road, Livonia, Michigan came to the podium. Thank you again. Let me explain a little bit how we got there. As Mr. Bowdell pointed out, we really did find a surprise when we got the survey back between Grand River between the east property line and the north property line. There's actually a 3-foot, little more than a 3-foot grade difference, 3.05, 3' 5/8" of an inch. What caused the design to be where it is was actually the rear parking area. The building, as it stands now, is roughly 18 inches below the parking lot to the west. So, in order to have a proper transfer of vehicles from our property to the adjoining property, the grades have to be similar in elevation. We were down eighteen inches, so we had to raise that up. In doing that, that caused the grade at the front to even be greater than it would have been had we stayed with the floor of the existing building. At the east end of the property, we were actually 4'1" inches below the floor line and we're three foot below the floor line at the west elevation. We simply took the average dimension of that slope to determine the height of the building. And the same thing is true along the east wall. I was surprised too when I looked at it again. I walked it and was surprised when I looked at the Cottage Inn. It

slopes three feet from about the middle of the property down to Grand River. So, again, same issue, we have a floor line that I think is five hundred and seventy. Therefore, we have to maintain that everything is measured off to that floor line. That's how we got to the point. If we had a flat property, we would not need a variance for the height of the building. The parapet height is a result of working with the design committee for the DDA. We actually were there three times. They asked for revisions. The latest revision that was submitted is what they requested and what we provided for them for their approval. That's the building height of the building at the higher parapet along the whole 150 feet along Grand River. They asked us to pull it in so that it had a hat effect or a higher effect in the center, and therefore that's why we came in. As a matter of fact, I think only technically 44 percent of the parapet is not in violation. The east side and the west side are in compliance with the 6-foot height, but the center part of the front and the rest are not. That's a result of a design request and actually a better design to have that element higher than the other parts of the building. We're here to ask for that variance.

Bowdell indicated he received a message that the fifth member is in route.

Bertin stated if we pause, Mr. Tiseo for a short period and he can recap the highlights of what he just said.

Further discussion was held regarding agenda item public comment.

Bowdell stated the record should reflect Commission Bridges arrived at 7:28 p.m.

Applicant Tiseo continued. Again, as I stated before, the compliance issues are related to the height of the building as it relates to the south elevation. Because of the grade slope on one end at the southeast corner of the property, that is actually 4-feet below the finished floor, where the east west end is only a foot below the floor. There's a 3-foot grade difference between the south of the east and the west property lines. Again, that was a real surprise for me. You're right, I walked the site, too, and my best guess was maybe it might be 18 inches or so. It's not. In order to make the building work, again, we had to raise the building to a point where the parking lot in the rear was adjacent to the parking lot on the west end because we had lanes going between the two properties. And so we couldn't lower the grade, so we had to start at that point, and that fixed the height of the building, which is roughly six inches above the lot in the back. That established the floor height. You can't have a building that has multiple levels. It would be a nightmare trying to work with tenants and other people on the first floor. Plus accessing it would be a challenge. What you have before you is our last meeting that they requested changes for. We are complying with their requests, and that's what they approved for the building itself. We did modify the parapet a little bit in that, only the front portion of the front and the rear are not in compliance. I think it was like 44 percent of the whole building that is not in compliance. The east and the west are in compliance because we lowered the

parapet at that point. I think that was a request from the Design Committee of Downtown Development Authority.

Bertin opened the floor for questions from the Commissioners.

Member Saunders stated I feel like you planned a building that doesn't really fit into the spot. It's being put in for a number of reasons, which I am sure you've dealt with before already on this case. I guess as a member of the Zoning Board now, I don't understand how the Planning Commission could be presenting this to us when it seems to me there are a number of parts of the zoning codes that are not being followed here.

Bertin stated I don't believe that's really the case. It may look that way or seem that way.

City Attorney Saarella said so, this was before the Planning Commission. Your zoning ordinance has a use that's specified for this mixed-use type of development. This actually is in our Master Plan and the zoning ordinance. The type of building that is proposed for this location fits most of the requirements, there's a foot there.

Tiseo replied there was a foot on the parapet.

Member Saunders said I'm not worried about the parapet actually, and a few inches, 6-inches on one end of the building. That's too high because the grade slopes. The reason it's not because of the building being too large for the space. It's because of the slope of the road. It's very important to keep the building in balance with the surrounding environment. I think that's the most important thing here.

Tiseo inquired mixed-use?

Member Saunders said it's a standalone building and, of course, the parking, has the Planning Commission already changed the parking ordinance? So, this was approved. The parking is approved for all of them, I know, but no, this wasn't. There's nothing. The parking is not in front of us today, it's not for us to discuss and consider today. And why is that though/ Because it meets the standard of the zoning ordinance, and that aspect is approved already, it meets the standard of the zoning ordinance if they changed the ordinance already which was my question, did they already change it to only one space per unit? This parking was not noncompliant.

City Attorney Saarella stated the Planning Commission is allowed to change the parking requirements when there's public parking available within a certain number of feet, which there is. The Planning Commission has already made the waiver that they're given the power to do regarding the parking. So that's already been approved by the Planning Commission.

Member Saunders stated one of the other things that bothered me was the 3-foot walkway on this side of the east side of the building. We have to stick to the issues that are in front

of us. The issues you're bringing up now were reviewed by the Planning Commission already. The walkway is not part of this variance request. But the zoning ordinance says you need 5-feet. The planner has reviewed all this, and the bad aspect has been approved already. It's not open for discussion. Why isn't it subject to the Zoning Board to make that approval? Because it's the Planning Commission and they can choose to do something other than what the ordinance says. The planner and the Planning Commission already reviewed it this plan, found it to be compliant with the ordinance. These are the only two issues of the whole plan that are not compliant with the ordinance. Everything else complies with the zoning ordinance.

Chairperson Bertin stated we're not here basically as an overseer of what the Planning Commission does.

Member Saunders asked but how can the Planning Commission do things that don't fit the ordinance?

Chairperson Bertin replied they basically do, but there are also other small paragraphs and little items in the zoning ordinance that under certain circumstances, you're allowed to do this, which may vary it slightly and they've recovered or used all those possibilities.

Member Saunders: Did you have an opportunity to review the minutes? You could review the minutes of approval online. I did. And I guess I thought a 3-foot walkway besides not fitting the ordinance, I don't know that – well, that's not open for consideration. I don't know that that's ADA compliant, but that's also not open for consideration. How could that not be considered?

Tiseo replied this 3-foot walkway you're speaking of is on the property, it's not our property, it's kind of Jones' property from our property to the Cottage Inn building. There's a 3-foot space that's off our property, we can't touch it.

Member Saunders asked can you build that close then?

Tiseo replied we can't.

City Attorney Saarella stated because the only way the people who live there can get out – we're getting totally off topic. The sidewalk, as the City Attorney is not, I'm telling you is not an issue that we're considering tonight. We need to stick to these two requests that are here. These are the only two issues that are noncompliant with the zoning ordinance. That is the only issues of this plan that are up for discussion tonight.

Board member Bridges asked how high the residential ceilings are.

Tiseo replied they're 8'4". We did start them out with a function word. We have to reduce it. The same thing on the first floor, we have a 9-foot ceiling for the retail, to go below that it becomes more or less unmarketable. The ceiling is too low for that size of a space.

Member Bridges asked how high is the equipment on the roof?

Tiseo replied it may only be three or four feet. We haven't gotten to that point. You know the attendant on the retail first floor and whatever exhaust equipment we might have for the first floor tenants, that our proposal is that each of the 33 condos will have their own self contained heating and air condition unit within their unit themselves, so there may be some minor equipment on the roof. But we don't anticipate any large objects on the roof with them.

Bertin asked if a coffee shop or restaurant would be on the first floor.

Tiseo replied we have a plan on the plan, we have an east and a west stairs, and we have shafts adjacent to those, stair shafts that would allow for any exhaust or anything to go through the roof at those points. So we have allowed, we've kind of focused that any kind of restaurant that needs an exhaust to go to the roof would either have to be on the far east or far west end of the building. Now we might be able to work something in between, but we do have shafts to accommodate that.

Board member Pastue stated so the essence of this is starting off with the back parking lot, getting that grade so it matches up with the adjoining parking lots, and that's what triggers the elevation change of about 3-feet going from west to east on the south side.

Tiseo stated we can't touch Grand River currently. There's a 3-foot height difference on Grand River from the east to the west property. We compounded height because we had to raise the back parking lot up so that it would be at the same or similar elevation of the westerly parking lot because we have aisles going through both properties. We had to raise it up, otherwise you'd have ramps. Then you couldn't use parking by the ramps. So we chose to raise that up, and yes, that compounded the height issue. But again, we have to comply with good engineering standards, and we just had to raise the site in the back. We didn't have a choice. Plus, we have a driveway going out on Thompson Street, and that had to be roughly at the same elevation that it is today.

Bertin stated at the other end of that, at the east end of that parking, because it's adjacent next door is parallel parking along that property line, so there you had to match up that grade as well?

Tiseo replied we did not. We actually have a retaining wall there along these almost for the full depth, 200 foot depth of that property line we have a retaining wall. And at the front it's roughly 4 feet, at the back it's about a foot and we actually have a guard rail there for half of that on the back on the park so someone doesn't inadvertently fall off. They're walking along the side because there is a several-foot height difference between our properties and again, we can't alter our neighbor's property.

Member Saunders said I think one of the things that the neighbors were worried about is that they did not know that a 4-story building was allowed. And so I'm getting feedback talking about a 3-story, why can't we go with a 3-story? And in the appeal you talk about how you describe how the property cannot be reasonably used as a 3-story. Do you want to talk about that a little bit? You feel like the return on the investment just wouldn't work and then the whole thing is done if we don't approve tonight. You feel like it needs to be

Tiseo replied that's correct. One of the first things you do in development is you have to have a return on your investment. This isn't like buying a house. It's personal. It's yours. The investment is long term, whereas this is frankly just under an 18 million dollar project and we don't have all that money, so we're going to have to borrow the money. The only way a lending institution is going to lend us money, their portion 75/25% split, is if there is value to return on your investment. In order to return on investment, I did that. I looked at a 3-story building with just two floors of condos. We were way underwater; we couldn't do it. We pay the same amount of money for the dirt, whether you have a one-story numbers. So in order for us to get a return on our investments, that's reasonable, it has to be a 4-story. I tried a 3-story, the numbers just did not work. And if that was the case, we would be doing that, but it's not. It's an investment, it's common economics.

Bowdell stated that he wanted to take a moment and answer Member Saunders' question in the zoning district, you know, because you weren't here for any of the stuff that happened before, There is zero property line permitted. They're building right up to the

Member Saunders asked then how do people who live in this building get out to downtown, how do they get to Grand River?

Tiseo replied if I may answer that, too. We have a door from the lobby of the condos, that door is on the west property line at the west wall. That's behind Apricot Lane's building. That's public land. There is a door there and a sidewalk next to Apricot Lane. They'll be able to walk around from the elevator lobby down by Apricot Lane and get on Grand River. They won't be able to do that on Cottage Inn because the property height difference is too great. It's too great and it's too dangerous. But whereas at the Apricot Lane side, we can make the floors level with that.

Bowdell stated he just wanted to clarify what's called zero property line.

Member Saunders said I appreciate that and that's why there are no windows.

Tiseo replied it's no windows, right, because the Fire Code doesn't allow any penetrations on those walls, any glass.

Member Saunders asked what about the concept that I think the Design Committee asked about changing the front façade so that it looked a little more friendly to the rest of the downtown.

Tiseo stated it's a matter of architectural style. We went around and around on designs and this is what's popular now. I believe it fits the texture of the community.

City Attorney Saarela, so that is not an issue before the ZBA. That is not here for discussion today. It has been through the Design Committee and Planning Commission. They have found it compliant.

Chairperson Bertin opened the floor for questions from the public.

Rob Kolman, 23612 Parkfield. It's the new condos right behind the church. I just moved into town. I just want to preface I moved from a city where I was on the zoning board, so I can feel your pain and your concerns. I went through the planning commission process. I was on a zoning board, I just want to make sure, I've been through the training and I feel your pain right now, what you are going through. I just want to echo what your city attorney has been talking about. There are only two issues in front of you and it's very important to only focus on those two issues because we can get the city into some liability if you veer into different area. When I was on the zoning board, The training I went through. What I always look for was whether or not it was a self-created hardship, and in this case it is not. Which means if I was in your shoes, I would be granting the variances because it is not the developer's fault that the grade is off. And your planning commission approved everything with exception of these two things, which it's not his fault that the grade is where it is. So I think it's going to be a good addition to the city. I wanted to tell you as a new resident of your city what I think would be for the long term benefit. And by the way, I love this city. I love being across from the park and the activities. This will add new people, a young generation, which will add to all the benefits for the business owners and everybody. That's my case. Thank you.

Bertin called for a motion.

MOTION by Arens, supported by Bertin. to move that we grant the variance sought by Benedetto Tiseo, developer for 32418 Grand River, because the petitioner has established that the building height and parapet height cause a practical difficulty relating to the property. The petitioner has established that the property is unique because of the grade and quality of Grand River Avenue and there is a physical condition where the grade change is almost 4-feet from the west side of the house to the east side of the property line and that we move forward with granting the variance.

Bertin stated he would like to also add to that if we would. The applicant has taken appropriate steps to satisfy other areas that the design group has worked with them on and I think he's tried to do the best he could with the situation he has here and it's kind of difficult situation. I'll second it.

Member Pastue said go ahead. I was just going to, if I may, I don't know if we needed to go through with some of the other elements in this draft.

Member Saunders said the fact that it's on the minimum variance, the fact that he couldn't, there's no lesser variance that would allow him to proceed with the project.

Member Pastue stated I guess I would just add to it where it just says that it's consistent with the spirit of the master plan.

Vice-Chair Arens stated I appreciate that, too.

Bowdell stated for my note taking, Carla made the motion; do you accept Paul's and Vince's amendments to your motion? And Paul, as the second of the motion, are you also in agreement, Paul?

Bertin and Arens accepted the Friendly Amendments to the motion.

Bertin stated we still need a second to the motion.

Bowdell indicated that Bertin seconded the motion.

MOTION by Arens, seconded by Bertin, to move to grant the variance sought by Benedetto Tesseo, developer for 33224 Grand River, because the petitioner has established that the building height and parapet height cause a practical difficulty relating to the property. The petitioner has established that the property is unique because of the grade and quality of Grand River Avenue and there is a physical condition where the grade change is almost 4-feet from the west side of the house to the east side of the property line and that we move forward with granting this variance. That the Applicant has taken appropriate steps to satisfy other areas that the design group has worked with them on, and has tried to do the best he could with the situation he has here with this practical difficulty and that the requested variance will not create an adverse impact on surrounding property values or the enjoyment of property in the neighborhood or zoning district because the scope is consistent with the spirit of the master plan.

Chairperson Bertin added a Friendly Amendment to the Motion, that the Applicant has taken appropriate steps to satisfy other areas that the design group has worked with them on, and I think he's tried to do the best he could with the situation he has here and it's kind of a difficult situation here. Anyone else? I'll second it.

Member Pastue said go ahead. I was just going to, if I may, I don't know if we needed to go through with some of the other elements in this draft.

Attorney Saarella said you can move to amend the motion, if you want to add to it, you can move to amend the motion.

Member Pastue said the only Friendly Amendment, if I may through the Chair, I was looking that the requested variance will not create an adverse impact on surrounding property values or the enjoyment of property in the neighborhood or zoning district, because the scope is consistent with the spirit of the master plan. I think that's kind of

important to put that into the record since that was a driver of a lot of this. Yeah, I mean, I think you can do it for yourself but maybe just make sure that it's clear that there are no other issues here. The fact that it's on the minimum variance, the fact that he couldn't, there's no lesser variance we can give him to allow him to proceed with the project and that it's consistent with the spirit of the master plan.

Bowdell stated for my note taking, Karla made the motion, do you accept Paul's and Vince's amendments to your motion?

Vice-Chair Arens replied in the affirmative.

Bowdell asked Bertin if he was in agreement with the amendment and he replied in the affirmative.

MOTION by Arens, supported by Bertin. to move to approve the variance requested by Benedetto Tiseo, 33224 Grand River Avenue, developer for 33224 Grand River, because the petitioner has established that the building height and parapet height cause a practical difficulty relating to the property. The petitioner has established that the property is unique because of the grade and quality of Grand River Avenue and there is a physical condition where the grade change is almost 4-feet from the west side of the house to the east side of the property line and that we move forward with granting this variance. That the Applicant has taken appropriate steps to satisfy other areas that the design group has worked with them on, and has tried to do the best he could with the situation he has here with this practical difficulty and that the requested variance will not create an adverse impact on surrounding property values or the enjoyment of property in the neighborhood or zoning district because the scope is consistent with the spirit of the master plan.

A roll call vote was taken with the following result:

Ayes: Arens, Bertin, Bridges, Pastue and Saunders

Nays: None.

MOTION carried, all ayes.

PUBLIC COMMENT

None heard.

ADJOURNMENT

Motion by Pastue, seconded by Arens, to adjourn the meeting. Motion carried, all ayes.

Meeting was adjourned at: 7:54 p.m.

Jeffrey Bowdell, Building Official

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, July 1, 2026 in Council Chambers, 23600 Liberty, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Bertin called the meeting to order at 7:00 p.m.

ROLL CALL:

- PRESENT: Arens, Bertin, Crutcher
- OTHERS PRESENT: Building Official Jeff Bowdell, City Attorney Beth Saarella

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ELECTION OF OFFICERS postponed until a quorum of the Board are present.

APPEAL OF: **Benedetto Tiseo, Applicant**

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Livonia, MI 48152

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33224 Grand River Avenue, Location

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1. Owner/applicant requests: A variance to section 35.104.A.4 Building Height, the existing grade of the property which slopes downward from west to east has more than 4 feet of fall. The proposed, allowable four (4) story structure will exceed the allowable height of 45 feet by 3.85 feet on the east end of the building. The overall average height increase is 1'11" and as proposed is not in compliance with the City of Farmington Zoning ordinance requiring the variance.

- 2. Further, the building has a parapet wall that screens rooftop equipment. Section 35-42 limits the parapet wall height to six (6) feet. The requested-proposed elevation has the parapet wall at a height of seven (7) feet; thus, they are requesting a one (1) foot variance to this zoning ordinance section.**

Chairperson Bertin asked the Applicant if he would like to proceed or cancel until a full complement of the Board was present.

The Applicant indicated he would wait until a full complement of the Board was present.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

Jeffrey Bowdell – Building Official



CITY OF FARMINGTON

Zoning Board of Appeals

Structure. The Zoning Board of Appeals (ZBA) is an appointed five (5) member body regulated by State statute and City ordinance.

Powers. The basic function of the ZBA is to handle any appeals dealing with any City decision, ruling, or orders that deal with the City Zoning Ordinance. The Zoning Board of Appeals has a broad range of powers, as outlined in *Section 35-214 Powers*:

- A. **Appeals.** The ZBA hears and rules on any contested order, requirement, decision or determination made by the building official or any administrative official or body involving the City of Farmington Zoning Ordinance.
- B. **Map Interpretations.** The ZBA will hear and rule on any alleged uncertainty, contradiction, or conflict as to the intended exact physical location of a Zoning District Boundary according to a pre-determined set of standards (see *Section 35-214 B*).
- C. **Text Interpretations.** The ZBA has the power to interpret the regulations established in the City of Farmington Zoning Ordinance.
- D. **Non-Conforming Situations.** The ZBA has the power to rule upon proposed changes to non-conforming uses according to *ARTICLE 17 NON-CONFORMING USES, LOTS, BUILDINGS, STRUCTURES AND SITES*.
- E. **Height Modifications.** The ZBA has the power to decide upon modification of structure height according to proposed design, setbacks, and potential impact on the character of the project area.
- F. **Variance.** The ZBA has the power to authorize a variance from the strict application of the current Zoning District Designation guidelines for the current Zoning Use, or a variance in the use if a hardship can be proven in each case.

Board Process. The Zoning Board of Appeals is classified as a quasi-judicial body and is required by law to follow previously accepted procedures and fairly evaluate the relevant facts in each specific appeals case. When reviewing a zoning variance, the ZBA must legally demonstrate either a practical difficulty (for property variances), or a hardship (for use variances) in order to approve the variance request.

Meetings. The City of Farmington Zoning Board of Appeals meets on the first Wednesday of each month at 7:00 p.m. Applications must be submitted to the Planning and Building Department located at 33720 W. Nine Mile Road **at least twenty-three (23) days** prior to the regularly scheduled Zoning Board of Appeals meeting in accordance with the following schedule: Note that if site plans or other associated documents are part of the application, a **digital** copy must be provided.

Application Submittal Date	Zoning Board of Appeals Meeting Date
December 15, 2025	January 7, 2026
January 12, 2026	February 4, 2026
February 9, 2026	March 4, 2026
March 9, 2026	April 1, 2026
April 13, 2026	May 6, 2026
May 11, 2026	June 3, 2026
June 8, 2026	July 1, 2026
July 13, 2026	August 5, 2026
August 10, 2026	September 2, 2026
September 14, 2026	October 7, 2026
October 12, 2026	November 4, 2026
November 9, 2026	December 2, 2026

Meeting Process. At a ZBA meeting, each case will be called by the Chair and introduced by the petitioner, at which time the Board members can question the petitioner and the City of Farmington staff in an attempt to determine the appropriate ruling. At the time of the meeting, the ZBA has already had the opportunity to review all of the petitioner's plans, photos, and other documentation turned in with the ZBA application. During this section of the meeting, any members of the public who wish to offer a concise comment on the case will be called on by the Chair and are to address the Board, not the petitioner.

Once all of the materials and testimony described above have been collected and heard, the ZBA then considers the matter and makes a ruling. Decisions of the ZBA are final unless the circumstances change meaning the next avenue to pursue would be an appeal through the court system.



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Board of Zoning Appeals Application

1. **Petitioner Name** Oliver Reik-Archadeck of Southeast Michigan and Jill Keller, homeowner

2. **Location of Property**

Address 23617 Warner St Farmington MI 48336

Cross Streets Grand River and Farmington

3. **Identification**

Applicant Archadeck of Southeast Michigan

Address 25623 Buckminster Dr

City/State/Zip Novi MI 48375

Phone 248-310-5810

Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

☐ 9 Property Owner ☐ 9 Other (Specify) _____

Property Owner Jill Keller

25623 BUCKMINSTER DRIVE

Address 23617 Warner St

City/State/Zip Farmington MI 48336

Phone 248-390-3158

Fax _____

Preparer of Site Plan Archadeck of Southeast Michigan (Kristen Iaquina)

Address 25623 Buckminster Dr

City/State/Zip Novi MI 48375

Phone 248-974-1872

Fax _____

4. **Property Information**

Zoning District R-1 Area 5500

Width Approx 55' Depth Approx 100'

Current Use Single Family Residential Home

5. Appeal Request

Indicate grounds for appeal & complete additional section, if specified:

	Specific appeal request type (pick one)	Consult Zoning Ordinance Section	Complete Additional Application Section
☐	APPEALS from any order, requirement, decision or determination made by the Building Official, any administrative official or administrative body where it is alleged that there was an ERROR OR MISINTERPRETATION.	18.04 A.	Section 6.
☐	MAP INTERPRETATIONS	18.04.B.	Section 6.
☐	TEXT INTERPRETATIONS	18.04.C.	Section 6.
☐	NON-CONFORMING SITUATIONS	18.04.D. & Article 17	
☐	HEIGHT MODIFICATIONS	18.04 E.	
☒	VARIANCE from the strict application of the provisions of the Zoning Ordinance; specify type:	18.05 A.-D.	
	☒ Dimensional (Area) Variance ☐ Use Variance ☐ Accessory Reception Antenna Facilities ☐ Cellular Towers and Antenna ☐ Fences	18.05 D.1. 18.05 D.2. 18.05 D.3. 18.05 D.4. 18.05 D.5.	Section 7. Section 8.

Describe your appeal, in general:

We are requesting a dimensional variance from the required front yard setback in the R-1 Historical District to allow the current front porch to be extended out 1'8"(from 5'4" to 7'0"), span the width of the home and cover with a roof.

The property is a single family residence located in the Historical District (R-1) of Farmington. The project has already been approved by the historical committee

and the goal is to create a historically appropriate covered front porch that is consistent with the architectural character of the surrounding neighborhood.

Upon completion of this portion, check above for an additional section to complete, then go to the last page (**Section 9.**) to complete the application.

6. Section 6. Specific criteria for APPEALS and INTERPRETATIONS

The Board of Zoning Appeals is bound by the same rules, procedures, and standards of the Ordinance. The Board of Zoning Appeals should uphold the original decision unless the record clearly shows that the original decision body or official was one of the following:

- a. Arbitrary and capricious; or
- b. Filled to ensure consistency with ordinance standards; or
- c. Made an error, such as relying on false or inaccurate information, or
- d. Constituted an abuse of discretion; or
- e. Was based upon erroneous interpretation of the zoning ordinance or zoning law.

Describe how your appeal meets one of these criteria:

7. Section 7. Criteria for a DIMENSIONAL (Area) Variance

Please respond to the following statements. The application must meet all criteria in order to obtain a variance.

- a. **Practical Difficulties.** How would the strict compliance with the area, setbacks, frontage, height, bulk, density, or other dimensional and non-use matters create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render the conformity unnecessarily burdensome? Note that the showing of mere inconvenience is insufficient to justify a variance.

The property contains an existing historical residence and front porch were constructed under conditions that do not conform to the current front yard setback requirements which substantially limits the ability to make a reasonable improvement to the front entrance while complying with current setback requirements.
Applicant is requesting 1'8" from the current porch (which would be a setback 25' from the street)

- b. **Substantial Justice**

How would a variance do substantial justice to the applicant as well as to other property owners in the district?

Granting the variance would provide substantial justice by allowing the applicant to make a modest improvement to an existing historic home while maintaining the established character of the neighborhood. Covered front porches are an established architectural feature of nearby homes. The proposed design is intended to be consistent with those homes rather than introduce an incompatible architectural element. We are requesting only the additional projection necessary to accomplish the current porch design. A lesser may not provide sufficient depth to maximize functionality and architecturally consistent with the surrounding homes.

Would a lesser variance than the requested give substantial relief to the applicant and or be more consistent with justice to other properties? If not, please explain why?

We are requesting only the additional projection necessary to accomplish the current porch design.
A lesser may not provide sufficient depth to maximize functionality and architecturally consistent with the surrounding homes.

- c. **Public Safety and Welfare.** Will the granting of the variance materially impair the intent and purpose of this ordinance or compromise the public safety and welfare?

The proposed improvement will not materially impair the intent or purpose of the zoning ordinance or compromise public safety or welfare. The porch will remain entirely on the applicant's property and will be designed and constructed in accordance with applicable building, structural and safety requirements.
It will not interfere with pedestrian or vehicular circulation, utilities, neighboring properties, or the public right-of-way.

- d. **Not Self-Created.** Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant?

The existing residence and front porch are located in their current position relative to the front lot line as an existing condition of the property. The applicant did not create or relocate the existing residence or porch in a manner that caused the existing setback condition. The applicant is not seeking a variance to establish a new use, relocate the residence, or substantially enlarge the existing structure. The request is limited to extending the existing front porch approximately 1'8" toward Warner Street and providing a roof over the porch. The requested relief is therefore limited to accommodating a modest improvement to an existing historic residence and porch, rather than correcting a condition created by the applicant.

- e. **No Safety Hazard or Nuisance.** Will the granting of variance or appeal increase the hazard of fire or otherwise endanger public safety or create a public nuisance?

The proposed porch and roof will not create a fire hazard, public nuisance, or other safety concern.

The structure will be designed and constructed in accordance with applicable building and safety codes.

The proposed improvement will not obstruct the public right-of-way, impair traffic visibility, interfere with neighboring properties, or create an unreasonable nuisance.

- f. **Relationship to Adjacent Land Uses.** Will the development permitted upon granting the variance relate harmoniously in a physical and economic sense with adjacent land uses while not altering the essential character of the neighborhood?

The proposed porch is intended specifically to maintain and enhance the established architectural character of the surrounding neighborhood and the Farmington Historic District. Traditional covered front porches are an established architectural feature of neighboring homes in the area. The proposed design will incorporate a full-width porch, traditional columns, a centered gable roof and materials and architectural details that complement the existing historic residence. The applicant has provided photographs of comparable homes within the surrounding neighborhood demonstrating that similar covered porch configurations are consistent with the established character of the area. The proposed improvement will therefore reinforce the existing neighborhood character rather than alter it.

- g. **Minimum Variance Necessary.** Is the variance requested the minimum amount necessary to permit reasonable use of the land? Explain, provide specific figures if necessary.

The requested variance is the minimum necessary to accomplish the proposed improvement. The applicant is requesting only approximately 1'8" of additional projection beyond the existing porch. The project does not propose to enlarge the residence itself or change the use of the property. The request is limited to a modest extension of an existing porch and the addition of a roof over that porch. The applicant has intentionally limited the requested relief in order to preserve the existing front-yard character while providing a functional and historically appropriate porch.

8. **Section 8. Criteria for a USE Variance**

Please respond to the following criteria. The application must meet all of the statements in order to obtain the use variance.

- a. **Unreasonable Current Zoning Designation.** Describe how the property cannot be reasonably used for any purpose permitted in the zoning district without the variance. There must be financial proof of inability to realize any return.

- b. **Unique Circumstances.** Describe the unique circumstances peculiar to the property that exist which are not generally applicable in the area or to other properties in the same zoning district. Please describe features that make it impossible to earn a reasonable return without some adjustment.

- c. **Not Self-Created.** Have the special conditions and circumstances relating to the variance request resulted from the actions of the applicant or the applicant's predecessors or are they self-created?

- d. **Capacity of Roads, Infrastructure and Public Services.** Will the capacity and operations of public streets and other facilities be compromised?

- e. **Character of Neighborhood.** Will the variance, if granted, alter the essential character of the area? Explain.

- f. **Minimum Variance Necessary.** Is the variance requested the minimum amount necessary to permit reasonable use of the land? Explain, provide specific figures if necessary.

9. **Section 9. Completing the BZA Application**

In order to start the review process the applicant must submit a complete application. The following checklist includes all documents required for the Zoning official to declare the application complete and begin the review process:

X

A. Application, Fees and Copies. Complete the preceding application form, as directed, and sign and date the application in the blanks provided below. Deliver this form, the filing fee, 9 sets of drawings or prints, and one each of any letters, maps, photographs or supplementary information to the City of Farmington Building Department. The City will require 14 days to process the completed application.

 B. A completed Elevation Plan. For any applicant requesting a variance when a structure, fence, sign, remodeling, addition and/or any construction will be above grade, the following information must be included on plans drawn to a scale of at least 1/4" to 1" on a sheet or sheets that are at least 24" x 18":

 The elevations of all proposed new structures including all portions above grade level

 The elevations for the entire structure of any building to be added to or remodeled including all portions above grade level

 All doors, windows, roof lines, outdoor mechanical equipment, chimneys, porches, overhangs, signs, fences and other structural or permanent components of the building(s)

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

Oliver Reik-Archadeck of Southeast Michigan
I, _____ (applicant), do hereby swear that the above statements are true.

Oliver Reik
Signature of Applicant

9/8/26
Date

Jill Keller
Signature of Property Owner

9/8/2026
Date

I, Jill Keller (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the project property for purposes of verifying information provided on the submitted application.

Zoning Board Appeal or Interpretation:

 Applicable
 Not Applicable

Approved/Denied: _____

Date: _____

By/2nd: _____

Conditions of Approval: _____



23617 Warner St

Building



Directions



Save



Nearby



Send to
phone



Share



23617 Warner St, Farmington, MI 48336



Suggest an edit on 23617 Warner St



Add a missing place



Variance Request, Additional Information

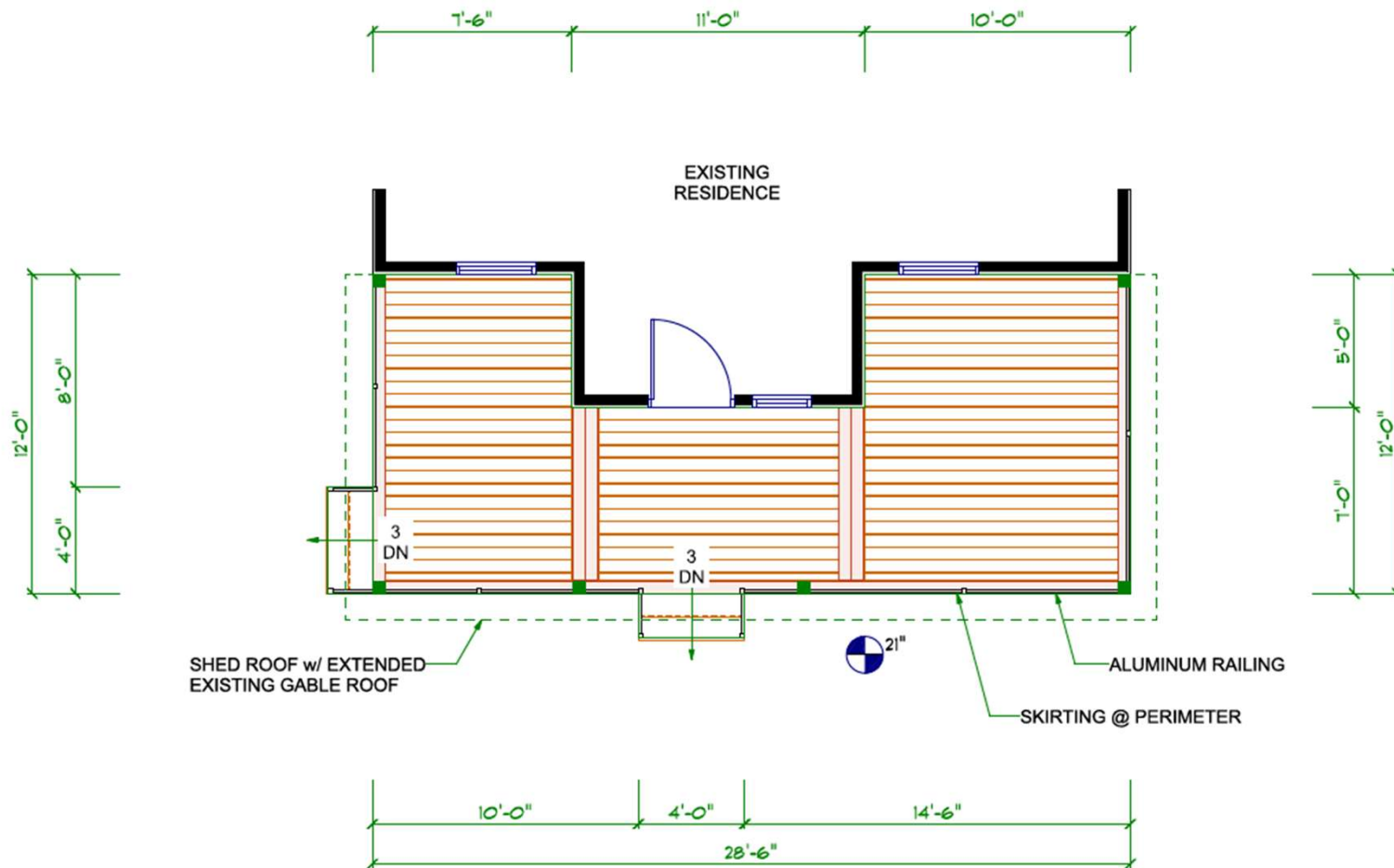
23617 Warner St Farmington MI 48335

23617 Warner
Current Home



Proposed Design











 [Print the Map!](#)

[Standard](#) [Detailed](#) [Hybrid](#) [More...](#)



Neighboring Homes Setbacks



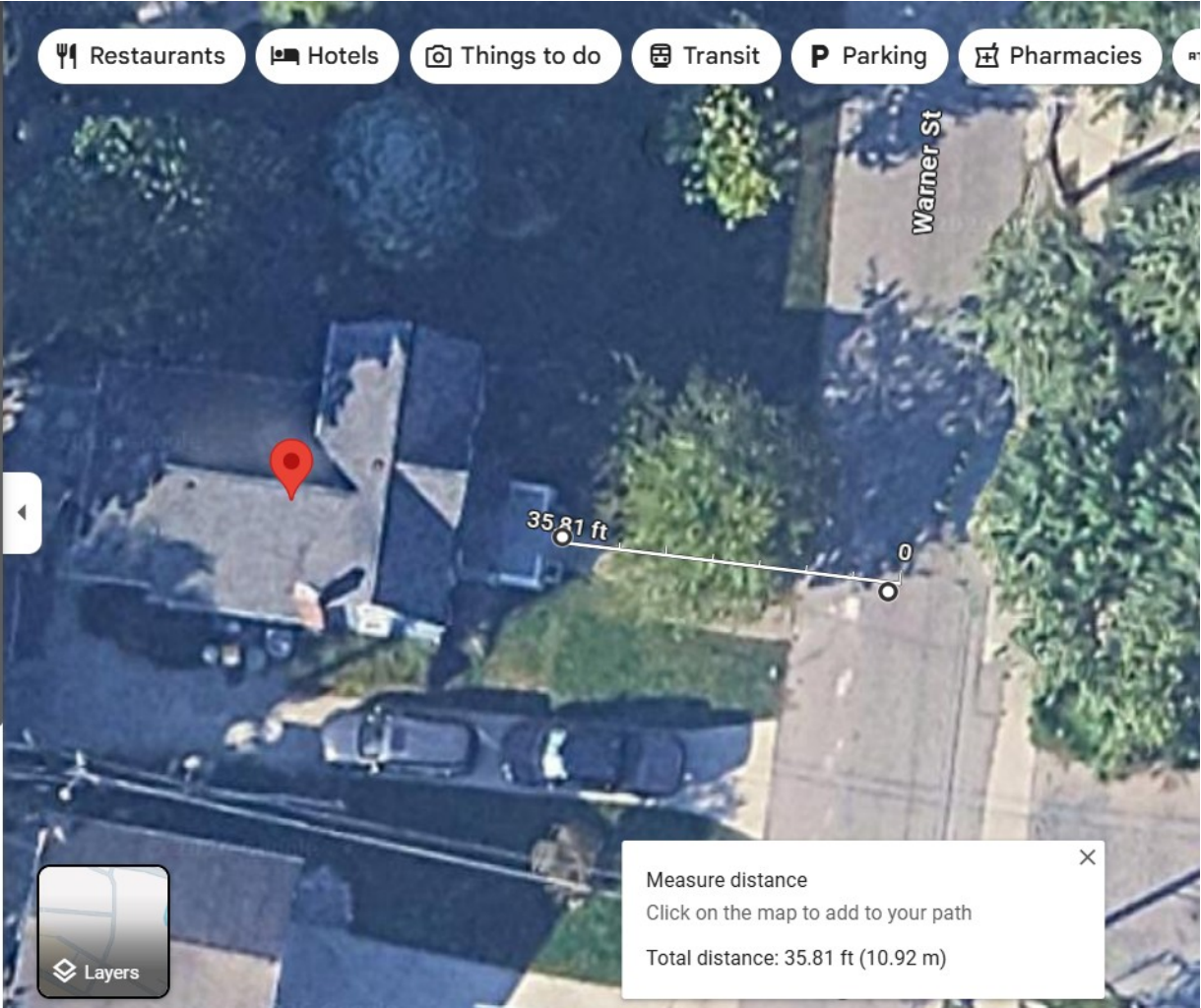


☰ 23617 Warner St 🔍 ✕

23617 Warner St
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 23617 Warner St, Farmington, MI 48336
- Suggest an edit on 23617 Warner St
- Add a missing place
- Add your business



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies



✕
Measure distance
Click on the map to add to your path
Total distance: 35.81 ft (10.92 m)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals for the City of Farmington will meet at 7:00 p.m. on Tuesday, October 13, 2026, in the Council Chambers, 23600 Liberty, Farmington, Michigan in accordance with Article XVIII of the Farmington City Code. All property owners within 300 feet of the site in question are notified.

LOCATION: 23617 Warner St

SIDWELL: 20-23-27-151-014

ZONING: R1, Single Family Residential

APPLICANT: Archadeck of Southeast Michigan

OWNER: Jill Keller

APPEAL: Applicant requests:
A dimensional (area) variance from sections 35-41 and 35-73. The applicant wishes to construct a covered, but open front porch 3'-3" into the required front yard setback.

Section 35-73 – Minimum front yard setback 25.0

This is a Public Hearing, and comments may be directed to the Board during the meeting. When replying by mail, write your comments on the back of this notice and address it to the **City of Farmington, Board of Zoning Appeals, 23600 Liberty Street, Farmington, MI 48335**. All written comments will be read at the meeting and become part of the record.

Dated: September 23, 2026



AFFIDAVIT OF PUBLICATION

39949 Garfield Rd., Suite D, Clinton Twp., MI 48038

City of Farmington
23600 Liberty St.
Farmington, MI 48335

STATE OF MICHIGAN COUNTY OF OAKLAND

The undersigned, **NOELLE KLOMP** being duly sworn he/she is the principal clerk of **The Oakland Press**, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

23617 Warner St

Published in the following edition(s)

The Oakland Press: 28 Sep 2026

A handwritten signature in black ink, appearing to read 'Noelle Klomp', written over a horizontal line.

Signature of Principle Clerk

Noelle Klomp

Name of Principle Clerk

Sworn to and subscribed before me this 28 Sep 2026,

A handwritten signature in black ink, appearing to read 'Vicki Arsenault', written over a horizontal line.

**Notary Public, State of Michigan
Acting in Oakland County**

VICKI ARSENAULT
Notary Public - State of Michigan
County of Oakland
My Commission Expires 05/11/2032
Acting in the County of _____

Advertiser Name / ID: City of Farmington / 261172 - Ad ID: 148297-528250 - PO: - Affidavit ID: 54708



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