

AGENDA
ZONING BOARD OF APPEALS MEETING
CITY OF FARMINGTON HILLS
AUGUST 11, 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: 7-26-5778

LOCATION: 20957 Robinson.

PARCEL I.D.: 22-23-34-453-006

ZONE: RA-3

REQUEST: In order to construct a one-story, 1,123 sq. ft. addition to the north side of the existing non-conforming house constructed in 1942, which does not meet the required minimum 30 ft. front (Robinson) and exterior side yard (Salvador) setbacks for a corner lot.:

1. A 7 ft. variance from Section 34-3.1.6.E of the Zoning Ordinance to permit a front yard setback of 23 ft., where 30 ft. is required.
2. A 13 ft. variance from Section 34-3.1.6.E and 34-3.5.2.E of the Zoning Ordinance to permit an exterior side yard setback of 17 ft., where 30 ft. is required.

CODE SECTION: 34-3.1.6.E, 34-3.5.2.E

APPLICANT: Matt Schiffman

OWNER: Robert Schiffman

B. ZBA CASE: 8-26-5790

LOCATION: 38400 Ten Mile Rd

PARCEL I.D.: 22-23-19-351-012

ZONE: B-3

REQUEST: Administrative appeal under Section 34-7.14.6.A of the City's Zoning Ordinance from the decision of the City's Building Official declaring Building Permit PB231881 in error and making the permit inactive, and the decision of the City Planner to retract approval of Applicant's site plan (SP 66-12-2021) for a vehicle car wash on a zoning lot in the B-3 General Business District that was approved by the Planning Commission on February 17, 2022, and request that the Zoning Board of Appeals do the following:

1. Stay the permit inactivation and stop-work determination during the appeal, consistent with MCL 125.3604(4) and pursuant to all necessary permits and approvals, unless the Building Official certifies to the Zoning Board of Appeals that by reason of facts stated in the certificate, a stay would in the opinion of the Building Official cause imminent peril to life or property.
2. Reverse the Building Official's determination that Building Permit PB231881 was issued in error.

3. Determine that the City must apply the then-applicable Zoning Ordinance and zoning regulations in effect at the time of the approved Site Plan 66-12-2021, project approvals applicable to the applicant's November 30, 2023, building-permit application and pre-C-9 review record.
4. Determine that Ordinance C-9-2024's savings clause preserves Applicant's pre-zoning amendment acts done and rights accruing, accrued, or acquired before the amendment took effect.
5. Reactivate Building Permit PB231881 and direct City staff to process inspections, trade permits, and related approvals in the ordinance course, subject to ordinary non-zoning compliance conditions that would apply to any validly issued permit.
6. In the alternative, if the ZBA concludes that additional interpretation, exception, variance, or other relief is procedurally necessary, to grant that relief to preserve Building Permit PB231881.
7. If any relief is denied, to make specific findings on the application date, completeness/abandonment, City knowledge, the City's post-C-9 processing conduct, reliance evidence, and the precise legal basis for denial, for a complete record for circuit court review under MCL 125.3606.

CODE SECTION: 34-7.14.6.A

APPLICANT: Dr. Delair Gardi, 38400 W. 10 Mile Road, LLC

OWNER: Dr. Delair Gardi, 38400 W. 10 Mile Road, LLC

C. ZBA By-laws update

5. Approval of Minutes: July 14, 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, August 9, 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.