

**BOARD MEMBERS**

**Vacant**  
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Council District At Large

**Robert Roberts**  
Vice Chairperson  
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**Scott Boman**  
Council District At Large

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Council District 1

**Alethia Carr**  
Council District 2

**Maia Campbell**  
Council District 3

**Jerry Watson**  
Council District 4

**Byron Osbern**  
Council District 5

**Anthony Sherman**  
Council District 7



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
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**JAMES W. RIBBRON**  
Director

**BOARD OF ZONING**  
**APPEALS STAFF:**

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
ZONING INSPECTOR

**REGULAR MEETING OF**  
**FEBRUARY 23, 2026**

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday February 23, 2026 by way of Zoom and in person.

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),  
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.  
We encourage the public to use one of the following:

**The Telephone Numbers Are:**

(312) 626-6799 or (213) 338-8477, Meeting ID: 83381615731

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:00 a.m.

**BOARD MEMBERS PRESENT:**

- (1) Scotty Boman, Board Member
- (2) Robert G. Weed, Board Member
- (3) Robert Roberts, Board Member
- (4) Byron Osbern, Board Member
- (5) Kimberly Hill Knott, Board Member
- (6) Anthony Sherman, Board Member
- (7) Jerry Watson, Board Member

**BOARD MEMBERS ABSENT:**

- (1) Robert E. Thomas, Board Member

**MINUTES:**

Board Member Osbern made a motion to approve the minutes for February 16, 2026 with any corrections.

Affirmative: Mr. Roberts, Watson, Boman, Osbern, Weed  
Mrs. Hill-Knott

Negative: None

**PROCEDURAL MATTERS:**

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
  
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.





**10:15 a.m. CASE NO: BZA2026-00009 - City Council District # 3**

**BZA PETITIONER: JOSEPH ALTMAN/WAEL AHMED MOHAMED NAGI**

**LOCATION: 3901 Garvin, between Justin and Fenelon in a R2 Zone (Two-Family Residential District).**

**LEGAL DESCRIPTION OF PROPERTY: N GARVIN 144 PULASKI PK L29 P66 PLATS, W C R 13/215 30 X 100**

**PROPOSAL: Joseph Altman request dimensional variances for the construction of a 720 square foot front addition the existing single family dwelling. This Case was Plan Reviewed in BSEED BLD2025-03069. Property is in a R2 Zone (Two-Family Residential District). The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED's 10% administrative adjustments for a variance of the minimum setbacks. Deficient side yard setback, excessive lot coverage and, Porch/Stairs may not project more than eight feet into a required front or rear setback. No enclosed porch shall be constructed within any required setback. Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

**ACTION OF THE BOARD: Mr. Osbern made a motion to Grant dimensional variances for construction of a 720 square foot 2 story addition to existing single family dwelling. Seconded by Board Member Boman**

Affirmative: Mr. Watson, Thomas, Weed, Boman, Osbern, Sherman  
Mrs. Hill-Knott

Negative:

**DIMENSIONAL VARIANCES GRANTED**

**Director Ribbron informed the Board the Continued hearing for the Rules and Procedures will be on the March 23, 2026 docket.**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Watson motioned that the meeting be adjourned. Board Member Osbern seconded this motion which was unanimously carried and the meeting adjourned at 11:05 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp