BOARD MEMBERS

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Council District At Large
Robert Roberts
Chairperson
Council District 6
Byron Osbern
Vice-Chairperson Council District 5
Scott Boman
Council District At Large
Robert G. Weed
Council District 1
Alethia Carr
Council District 2
Maia Campbell
Council District 3
Jerry Watson
Council District 4
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
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF
APRIL 13, 2026

JAMES W. RIBBRON
Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE ASSISTANT

APRIL PUROFOY
ZONING INSPECTOR

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday April 13, 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: 89200132622

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) Alethia Carr, Board Member
(5) Anthony Sherman, Board Member
(6) Byron Osbern, Board Member
(7) Maia Campbell, Board Member

BOARD MEMBERS ABSENT:

(1) Jerry Watson, Board Member

MINUTES:

Board Member Osbern made a motion to approve the minutes for March 30, 2026 with corrections.

Affirmative: Mr. Roberts, Boman, Campbell, Carr, Osbern
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.

9:15 a.m. **CASE NO:** **BZA2026-00002 – Council District #2**

PETITIONER: **ALGHUZAIR AUTO SERVICES, LLC**

LOCATION: **10901 E WARREN,** between Lemay and Fairview in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: N-E Warren N 74 Ft of 77 thru 74 & ½ of Vacated alley adj Warren PK Subdivision Liber 35, Page 90 of Wayne County Records 21/555 98x83

PROPOSAL: **ALGHUZAIR AUTO SERVICES LLC., appeals the decision of the Buildings Safety and Engineering and Environmental Department (Case No. SLU2025-00076; Decision Date: December 23, 2025; Effective Date: January 6, 2026 to establish a Light Duty Vehicle Service Establishment in an existing 1,941 sq. ft, bldg. The subject site is within an B4 Zone General Business District. The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria AP**

ACTION OF THE BOARD: **Mr. Boman made a motion to accept petitioners request to take this case under advisement for the petitioner to submit new information to BSEED. Seconded by Board Member Osbern**

Affirmative: Mr. Roberts, Osbern, Boman, Sherman, Weed
Mrs. Carr, Cambell

Negative:

TAKEN UNDER ADVISEMENT

9:45 a.m. **CASE NO: BZA2026-0004 – Council District #6**

PETITIONER: **MUSTAPHA HUSSEINI**

LOCATION: **3910 GRAND RIVER,** between Rosa Parks and Avery in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER 7-6 BLK 4 RE SUB OF AVERY & MURPHY SUB L25 P18 PLATS, W C R 8/61 179.8 IRREG

PROPOSAL: **Mustapha Husseini appeals the decision of the Buildings Safety and Engineering and Environmental Department (Case No. SLU2025-00059; Decision Date: October 23, 2025; Effective Date: November 6, 2026 to add an 810 square foot addition to an existing Motor Vehicle Filling Station, what will include retail and carry out restaurant. The subject site is within a B4 zone (General Business District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria AP**

ACTION OF THE BOARD: **Mr. Osbern made a motion to dismiss case due to an untimely application. Seconded by Board Member Carr**

Affirmative: Mr. Sherman, Weed, Osbern, Roberts, Boman Mrs. Carr, Cambell

Negative:

CASE DISMISSED

10:15 a.m. **CASE NO: BZA2026-0001 – Council District #6**

CASE NO: **BZA2026-00001**

PETITIONER: **RODERICK HARDAMON**

LOCATION: **3820 GRAND RIVER,** between Avery and Commonwealth in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER 9 THRU 7 BLK 3 AVERY & MURPHYS SUB L9 P42 PLATS, W C R 8/52 120 X 130

PROPOSAL: **Roderick Hardamon request dimensional variances to establish a 30-unit Multi-Family Dwelling with 5,228 sq. ft of permitted Commercial uses along with accessory parking on existing vacant land APPROVED w/Conditions in BSEED Case No: SLU2019-00177; Decision Date November 8, 2019 – Effective Date: November 22, 2019. The subject site is within B4 General Business 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 parking 43 parking spaces are required (23 spaces for retail and 20 spaces for multi-family). At the time of the 2019 BSEED hearing the applicant provided 23 off street parking spaces. That parking has since fell through. Sections. Ordinance Sections: 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

ACTION OF THE BOARD: Mr. Osbern made a motion to Grant dimensional variances. Seconded by Board Member Watson

Affirmative: Mr. Weed, Osbern, Roberts, Boman, Sherman
Mrs. Carr, Cambell

Negative:

DIMENSIONAL VARIANCE GRANTED

10:45 a.m. **CASE NO:** **BZA2025-00046 - Council District #5**

BZA PETITIONER: **FUSCO, SHAFFER & PAPPAS**

OWNER: **ZACH KILGORE**

LOCATION: **7737 Kercheval,** between Seyburn and Baldwin in a R2 Two-Family Residential District.

LEGAL DESCRIPTION OF PROPERTY: N KERCHEVAL 93 THRU 99 143 THRU 136 AND W 33 FT VAC BALDWIN ADJ ALSO VAC ALLEY ADJ LINDEN PARK SUB L16 P5 PLATS, W C R 17/41 264 THRU 275 S 25 FT OF 109 110 THRU 120 AND E 33 FT VAC BALDWIN ADJ ALSO W 28 FT VAC SEYBURN ADJ AND VAC ALLEY ADJ WESSONS SUB L16 P91 PLATS, W C R 17/14 177,556 SQ FT

PROPOSAL: **FUSCO, SHAFFER & PAPPAS request dimensional variances to construct a four-story, 51,600 sq. ft. building containing residential units and 4,650 sq. ft. of retail space and developing a 48-space Accessory Parking Lot with 27 spaces for a proposed mixed-use development 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; Per Section 50-3-269(a), the following dimensional variances shall be required for the residential multi-family dwellings (part of mixed-use development) from the Board of Zoning Appeals prior to issuance of a building permit: Section 50-13-182 (Parking Lots or Parking Areas – R2): 70" feet maximum lot width and 8500 sq. ft. maximum required; 122' ft width and 12, 810 sq. ft. provided, excessive by 42" feet (width and 4,310 sq. ft. (parking lot size). Sections 50-4-131 (6) Permitted Dimensional Variance and 50-4-121 Approval Criteria. AP**

ACTION OF THE BOARD: **Mr. Weed made a motion to Deny dimensional variance. Seconded by Board Member Sherman**

Affirmative: Mr. Sherman, Weed, Osbern
Mrs. Carr, Cambell

Negative: Mr. Roberts, Boman

DIMENSIONAL VARIANCE DENIED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

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There being no further business to be transacted, Board Member Osbern motioned that the meeting be adjourned. Board Member Carr seconded this motion which was unanimously carried and the meeting adjourned at 2:32 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp