BOARD MEMBERS

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

REGULAR MEETING OF
JULY 20, 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 June 29, 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 Roberts 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 Roberts, Board Member
(3) Sharon Parker, Board Member
(4) Anthony Sherman, Board Member
(5) Alethia Carr, Board Member
(6) Jerry Watson, Board Member
(7) Ranae Johnson, Board Member
(8) Byron Osbern, Board Member

BOARD MEMBERS ABSENT:

(1) Maia Campbell, Board Member

MINUTES:

Board Member Osbern made a motion to approve the minutes for July 13, 2026 with corrections.

Affirmative: Roberts, Boman, Osbern, Carr, Watson, Parker, Johnson, Sherman
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: BZA2026-00035 – Council District #1**

BZA PETITIONER: JASMINE WEATHERFORD

LOCATION: **24514 W. McNichols,** between Fenton and Winston in a B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: **Jasmine Weatherford requests dimensional variance(s) to establish a banquet facility in a 2,113 square foot unit of an existing 5,025 square foot building. Approved with conditions in BSEED SLU2026-00035** within 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 parking, 11 spaces required, 0 provided, 11 spaces deficient, deficient loading zone 12x35 foot loading zone required, none provided. Sections: 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

ACTION OF THE BOARD: Mr. Boman made a motion to Grant dimensional variances to establish a banquet facility in a 2,113 square foot unit of an existing 5,025 square foot building. Approved with conditions in BSEED SLU2026-00035 within a R2 Zone (Two-Family Residential District). **Seconded by Board Member Carr**

Affirmative: Mr. Roberts, Boman, Watson, Sherman, Osbern Mrs. Parker, Johnson, Carr

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m. **CASE NO:** **BZA2026-00040 – Council District #6**

BZA PETITIONER: **TIMOTHY FLINTOFF**

OWNER: **LUKAS BONDY**

LOCATION: **3466 LINCOLN,** between Brainard and M.L.King Jr Blvd in a R3 (Low Density Residential District)

LEGAL DESCRIPTION OF PROPERTY: E LINCOLN N 13.6 FT 10 11 S ½ 12 HODGES BROS SUB L1 P308 PLATS, WCR 6/53 88.6X120

PROPOSAL: **Timothy Flintoff requests dimensional variance(s) to construct a 4 story 36 unit 41,195 square foot multi family building with accessory off street parking** within a R3 Zone (Low Density 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. Section 50-13-4 Excessive Building Height, 35 feet allowed, 52 feet proposed, 17 feet excessive height, Section 50-13-6 Maximum Floor Area Ratio, excessive 47% also deficient loading zone. 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 variance(s) dimensional variance(s) to construct a 4 story 36 unit 41,195 square foot multi family building with accessory off street parking** within a R3 Zone (Low Density Residential District). **Seconded by Board Member Parker**

Affirmative: Mr. Roberts, Boman, Watson, Sheman, Osbern
Ms. Parker, Carr, Johnson

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. **CASE NO:** **BZA2026-00037 – Council District #6**

BZA PETITIONER: **TIMOTHY FLINTOFF**

OWNER: **LUKAS BONDY**

LOCATION: **4254 4th ST** between Willis and Calumet in a **R2 Two-Family Residential District.**

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: **Timothy Flintoff** dimensional variances for a 2nd primary structure in the garage/carriage house **THIS CASE WAS PLAN REVIEWD The subject site is within R2 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 front setback (minimum 18' allowable, 8' proposed, 10' deficient), more than one principal structure on a lot zoned R2 Two-Family Residential, deficient side setbacks for rear ADU (10'-6" minimum combined setback, 6' combined setback, 4'-6" deficient) excessive lot coverage (45% allowed, 53% proposed, 8% excessive). Ordinance Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

ACTION OF THE BOARD: Mr. Watson made a motion to Adjourn this case for updated Plan Review Comments to reflect the correct variances needed for the case. Seconded by Board Member Sherman

Affirmative: Mr. Roberts, Boman, Watson, Sheman, Osbern
Ms. Parker, Carr, Johnson

Negative:

ADJOURNED

9:45 a.m. **CASE NO:** **BZA2026-00038 – Council District #6**

BZA PETITIONER: **TIMOTHY FLINTOFF**

OWNER: **LUKAS BONDY**

LOCATION: **4260 4th ST,** between Willis and Calumet in a **R2 Two-Family Residential District.**

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: **Timothy Flintoff** dimensional variances for a 2nd primary structure in the garage/carriage house **THIS CASE WAS PLAN REVIEWD The subject site is within R2 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. more than one principal structure on a lot zoned R2 Two-Family Residential, deficient side setbacks for rear ADU (10'-6" minimum combined setback, 6' combined setback, 4'-6" deficient) excessive lot coverage (45% allowed, 53% proposed, 8% excessive). Ordinance Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

ACTION OF THE BOARD: Mr. Watson made a motion to Adjourn this case for updated Plan Review Comments to reflect the correct variances needed for the case. Seconded by Board Member Sherman

Affirmative: Mr. Roberts, Boman, Watson, Sheman, Osbern
Ms. Parker, Carr, Johnson

Negative:

ADJOURNED

9:45 a.m. **CASE NO:** **BZA2026-00039 – Council District #6**

BZA PETITIONER: **TIMOTHY FLINTOFF**

OWNER: **LUKAS BONDY**

LOCATION: **4250 4th ST,** between Willis and Calumet in a **R2 Two-Family Residential District.**

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: **Timothy Flintoff** dimensional variances for a 2nd primary structure in the garage/carriage house **THIS CASE WAS PLAN REVIEWD The subject site is within R2 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 front setback (minimum 18' allowable, 8' proposed, 10' deficient), more than one principal structure on a lot zoned R2 Two-Family Residential, deficient side setbacks for rear ADU (10'-6" minimum combined setback, 6' combined setback, 4'-6" deficient) excessive lot coverage (45% allowed, 53% proposed, 8% excessive) Ordinance Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

ACTION OF THE BOARD: Mr. Watson made a motion to Adjourn this case for updated Plan Review Comments to reflect the correct variances needed for the case. Seconded by Board Member Sherman

Affirmative: Mr. Roberts, Boman, Watson, Sheman, Osbern
Ms. Parker, Carr, Johnson

Negative:

ADJOURNED

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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 12:20 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp