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
JUNE 29, 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) Maia Campbell, Board Member
(6) Jerry Watson, Board Member
(7) Liola Johnson, Board Member
(8) Byron Osbern, Board Member

BOARD MEMBERS ABSENT:

(1) Alethia Carr, Board Member

MINUTES:

Board Member Osbern made a motion to approve the minutes for June 22, 2026 with corrections.

Affirmative: Roberts, Boman, Osbern, Campbell, Watson, Parker, 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:** **BZA2026-00033 – Council District #6**

BZA PETITIONER: **JAMES KORF**

OWNER: **HOSEA GONZALEZ**

LOCATION: **4330 LARKINS,** between Michigan and Saint John Street in a R2 Zone (Two Family District).

LEGAL DESCRIPTION OF PROPERTY: E LARKINS 51 THRU 37 RESUB OF PT T LARKINS SUB L59 P58 PLATS, W C R 18/460 560.79 IRREG

PROPOSAL: **JAMES KORF request dimensional variances to develop a 33-space Accessory Parking Lot on existing vacant land to serve a proposed school APPROVED w/Conditions in BSEED Case SLU2025-000154 The subject site is within** 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; Section 50-12-299(9)(b) 'excessive parking lot area, 8500 sq. ft permitted; 14,528 sq. ft. provided – 6,028 sq. ft. in excess. 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 to develop a 33-space Accessory Parking Lot on existing vacant land to serve a proposed school APPROVED w/Conditions in BSEED Case SLU2025-000154. Seconded by Board Member Boman**

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m. **CASE NO:** **BZA2026-00029 – Council District #6**

BZA PETITIONER: **BLAKE HATTERMANN**

OWNER: **SARAH GREENWOOD**

LOCATION: **1613 LEVERETTE,** between 10th and 11th in a R2 Two Family Residential District.

LEGAL DESCRIPTION OF PROPERTY: W TRUMBULL 56-60 MCKEOWNS' SUB OF S PART OF O L 96 WOODBRIDGE FARM L3 P50, W C R 248 X 130

PROPOSAL: **Blake Hattermann requests dimensional variance(s) to reconstruct a new garage. This case was Plan Reviewed. The subject site is** within 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. Section 50-12-431, Number of buildings on a Zoning Lot in the R2 District and deficient side yard setback. Ordinance Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

ACTION OF THE BOARD: Ms. Osbern made a motion to Grant dimensional variance(s) to reconstruct a new garage. Seconded by Board Member Boman

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

Negative:

DIMENSIONAL VARIANCE GRANTED

****

There being no further business to be transacted, Board Member Osbern motioned that the meeting be adjourned. Board Member Sherman seconded this motion which was unanimously carried and the meeting adjourned at 10:17 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp