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**JAMES W. RIBBRON**  
Director

**BOARD OF ZONING  
APPEALS STAFF:**

THOMINA DAVIDSON  
APRIL PUROFOY  
DEJA SAMMONS

REGULAR MEETING OF  
**SEPTEMBER 11, 2023**

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: 84422726457

**If You Are Joining By Web The Link Is:**

<https://cityofdetroit.zoom.us/j/84422726457>

If you need additional information regarding this meeting, you can contact either  
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

**DOCKET**

**I. OPENING:**

- A. CALL TO ORDER.....9:00 A.M.**
- B. ROLL CALL**

**II. PROCEDURAL MATTERS:**

**III. MINUTES:**

- A. APPROVAL OF MINUTES: August 28, 2023**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARING**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***



SEPTEMBER 11, 2023  
DOCKET CONTINUED

9:45 a.m.                      **CASE NO:    BSEED SLU2023-00053**

**BZA PETITIONER:            JENNIFER GIROUX**

**BSEED PETITIONER:        BRIAN HURTTIENNE**

**LOCATION:                      1429,1435,1437,1441 17th Street & 1426 and 1438 18th Street, between  
Porter and Bagley in a R2 (Two Family Residential District).**

**LEGAL DESCRIPTION OF PROPERTY:    Available Upon Request**

**PROPOSAL:                      Jennifer Giroux appeals the decision of the Buildings Safety Engineering  
and Environmental Department (BSEED) Case No.: SLU2023-00053;  
Decision July 11, 2023; Effective Date July 25 2023) which Approved with  
Conditions to Construct four separate three-story, five-unit Townhouse  
buildings on existing vacant land in a R2 Zone (Two Family Residential  
District). This case is appealed because appeals to the Board of Zoning  
Appeals may be taken by any person, firm, partnership or corporation, or by  
any City department, commission, board or other City agency which is  
aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made  
by the Buildings and Safety Engineering Department involving Conditional  
Uses; Michigan courts have held that in order to meet the “aggrieved  
person” standard, the appellant must prove that he or she (or it, if the  
appellant is an organization) has suffered special damages related to the  
beneficial use and enjoyment of his/her own property that are not common  
to other property owners similarly situated. The party filing the appeal must  
be more than a mere resident of the City; he or she must be able to show  
harm or damages that are unique to him or her, and to his/her property,  
specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved  
Person” Standard and 50-3-281 General Approval Criteria (Community  
Appeals) AP**

- VII.                      Public Comment / New Business**  
                                 Next Hearing Date: September 18, 2023
- VIII.                     ADVISEMENTS / OLD BUSINESS**
- IX.                        MEETING ADJOURNED**