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Council District 7



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BOARD OF ZONING APPEALS  
STAFF:

THOMINA DAVIDSON  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

APRIL PUROFOY  
INSPECTOR

REGULAR MEETING OF  
MAY 19, 2025

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: 816 4214 3162

If You Are Joining by Web, the Link Is:

<https://cityofdetroit.zoom.us/j/81642143162>

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

**PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:**

**Public Comment Zoom:**

1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

**Public Comment In-Person:**

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)  
via smartsheet, or email to [BOARDOFZONING@DETROITMI.GOV](mailto:BOARDOFZONING@DETROITMI.GOV) for the record.

**PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:**  
<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

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](tel:3132244950), through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

**"ANY AND/OR ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL MUST BE SENT TO THE BZA DIRECTOR (RIBBRONJ@DETROITMI.GOV) BEFORE 5:00 PM ON THE THURSDAY PRIOR TO THE BZA HEARING ON MONDAY. ANY INFORMATION RECEIVED AFTER 5:00 PM ON THURSDAY WILL NOT BE ACCEPTED."**

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

DOCKET

- I. OPENING:
  - A. CALL TO ORDER.....9:00 A.M.
  - B. ROLL CALL
- II. PROCEDURAL MATTERS:
- III. MINUTES:
  - A. APPROVAL OF MINUTES: May 12, 2025
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO: 11-25 - Council District #6

BZA PETITIONER: VANESSA DE LA CRUZ HERNANDEZ

LOCATION: 4645 Vernor Highway aka 1626 Lansing, between McKinstry and Lansing in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: VANESSA DE LA CRUZ HERNANDEZ request permission to change from one nonconforming use to another nonconforming use. (Retail to Tea Shop/Standard Restaurant). The subject site is within a R2 Zone (Two Family Residential District). A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following: (b) Except for the ten items prohibited uses, the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Where a change in use is approved, the Board of Zoning Appeals shall be authorized to impose conditions that the Body deems necessary to reduce or minimize any potentially adverse effect upon other property in the neighborhood, and to carry out the general purpose and intent of this chapter. (Sections 50-15-7 - Board of Zoning Appeals and Sec. 50-15-30 (b) - Change of nonconforming use to other nonconforming use:) AP

**VII. Public Comment / New Business**  
**Next Hearing Date: June 9, 2025**  
**VIII. ADVISEMENTS / OLD BUSINESS**  
**IX. MEETING ADJOURNED**