

BOARD MEMBERS

Robert E. Thomas
Chairperson
Council District At Large

Robert Roberts
Vice Chairperson
Council District 6

Scott Boman
Council District At Large

Robert G. Weed
Council District 1

Kimberly Hill Knott
Council District 2

Elois Moore
Council District 3

Jerry Watson
Council District 4

Byron Osbern
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

JAMES W. RIBBRON
Director

BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF
JUNE 16, 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 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 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: June 9, 2025
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO: 59-24 - Council District #2

BZA PETITIONER: Frank Simon Salama / 7 Mile & Outer Drive Properties

LOCATION: 13110 W. Seven Mile Rd. between Littlefield and W. Outer Drive in a B2 Zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: 7 Mile Properties request dimensional variances to expand a legal nonconforming 2,171 square foot gas station by adding a carry out restaurant to an existing Auto Service and existing convenience store by construction an approximately 999 square foot addition in a B2 Zone (Local Business and 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 1 parking space, deficient aisle width, deficient right of way screening and deficient residential screening. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

JUNE 16, 2025
DOCKET CONTINUED

9:30 a.m. **CASE NO:** **12-25 – Council District #6**

BZA PETITIONER: **Maria Patricia Lara**

LOCATION: **1247 Campbell** between Howard and Porter in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: **W CAMPBELL S 5 FT 657 656 THIRD PLAT SUB L18 P27 PLATS, W C R 16/28 30 X 12**

PROPOSAL: **Maria Patricia Lara request a dimensional variance for the construction of a Car Port. This case is BY-RIGHT and was Plan Reviewed. The subject site is 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. Car Port MAY NOT be located less than three feet from a side property line. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.**

- VII.** **Public Comment / New Business**
 Next Hearing Date: June 23, 2025
- VIII.** **ADVISEMENTS / OLD BUSINESS**
- IX.** **MEETING ADJOURNED**