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City of Detroit

Board of Zoning Appeals

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BOARD OF ZONING APPEALS

STAFF:

THOMINA DAVIDSON

EXECUTIVE ADMINISTRATIVE  
ASSISTANT

APRIL PUROFOY

INSPECTOR

REGULAR MEETING OF

**JULY 14, 2025**

Pursuant to the Michigan Open Meetings Act as amended, which permits the ongoing implementation of hybrid electronic meetings to facilitate virtual public participation as stipulated by MCL 15.263a(2), the Board of Zoning Appeals will convene both in **PERSON AND VIA ZOOM**.

**THE HEARINGS OF THE BOARD OF ZONING APPEALS CAN BE ATTENDED THROUGH THE FOLLOWING METHODS:**

1. In person, Erma L. Henderson Auditorim, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center
2. To Attend by Zoom please utilize the following:

**Zoom Numbers Are:**

(312) 626-6799 or (213) 338-8477, Meeting ID: 816 4214 3162

**If You Are Joining by Zoom, the Link Is:**

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

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

**Public Comment Zoom:**

1. Telephone participants: Raise your hand by pressing \*9
2. Zoom 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 individuals who are interested are welcome to attend and express their opinions. Those who wish to make oral presentations are strongly encouraged to provide written copies to the **BZA Office PRIOR TO THE HEARING**:

1. By utilizing our Smartsheet: <https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>
2. By emailing the department at [Boardofzoning@detroitmi.gov](mailto:Boardofzoning@detroitmi.gov)
3. Postal Mail, fax or hand delivery, please see information above.

**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>

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

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.

**"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 30, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 14-25 Council District #6

BZA PETITIONER: TIMOTHY FLINTOFF, AIA

LOCATION: 6602 WALTON, between Rangoon and Warren in an R2 Two Family Residential District.

LEGAL DESCRIPTION OF PROPERTY: N WALTON 121 W 9.96 FT ON S LINE BG W 9.85 FT ON N LINE OF VAC RANGOON LYG E OF & ADJ SD LOT A A WILLSONS L17 P62 PLATS, WCR 18/253 39.96 IRREG

PROPOSAL: Timothy Flintoff, AIA requesting to establish a Neighborhood Center, Non-Profit in an existing building and expand its footprint from 4,540 square feet to 8,380 square feet, develop an Outdoor Recreation Facility on an adjacent seeking variance for parking/lot coverage; APPROVED WITH CONDITIONS in BSEED Case SLU2025-00015; Decision Date: May 9, 2025; Effective Date: May 23, 2025. The subject site is within a 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; *Prior to issuance of permits, the following variances shall be required from the Board of Zoning Appeals:* 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; *Prior to issuance of permits, the following variances shall be required from the Board of Zoning Appeals:*

*For property at 6602 & 6608 Walton Deficient parking, minimum lot size, front yard setback, side yard setback, rear yard setback and excessive lot coverage*

*For property at 6605 Walton deficient front yard setback, deficient side yard setback Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria*

JULY 14, 2025  
DOCKET CONTINUED

9:45 a.m.                      **CASE NO: 13-25 Council District #3**

**BZA PETITIONER:**            **TENISHA COLEMAN**

**LOCATION:**                      **5357 E OUTER DRIVE**, between Lapin and Seven Mile Rd in an B4 General Business District.

**LEGAL DESCRIPTION OF PROPERTY:**            **E OUTER DRIVE E 45 THRU 48 SEVEN MILE OUTER DRIVE SUB L61 P41 PLATS, W C R 17/536 80X100**

**PROPOSAL:**                      **Tenisha Coleman requesting dimensional spacing variance to establish a Pre-release Adjustment Center and Residential Substance Abuse Service Facility in an existing 3,400 square foot building in a B4 (General Business) zoning district. This area is known as the Pulaski neighborhood. The subject site is within a B4 General Business 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; *Per Section 50-12-129, (“Residential uses—Spacing”), as the pre-release adjustment center facility includes a substance abuse treatment facility, a spacing variance shall be required from the Board of Zoning Appeals prior to issuance of a building permit (less than 1,000 feet from the proposed conditional land use). Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria.***

**CASE NO:**                      **Case No. 15-25 Council District #6**

**BZA PETITIONER:**            **FELECIA DOREEN LEGARDY**

**LOCATION:**                      **5938 TIREMAN**, between Epworth and Military in an M4 intensive Industrial District.

**LEGAL DESCRIPTION OF PROPERTY:**            **N TIREMAN 1&2 HOLDEN RIDGE SUB L19 P72 PLATS, W C R 16/181 60 X 137.83**

**PROPOSAL:**                      **Felecia Doreen Legardy requesting a parking variance to establish a 4,150 square foot Marijuana Grower Facility (MGF) Approved w/conditions in BSEED SLU2025-00002. The subject site is within a M4 Intensive Industrial 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; *The total number of off-street parking spaces required based on 4,150 square feet is five (5) spaces. However, based on five (5) employees, 3 off-street spaces are required. The revised site plan provides two (2) parking spaces, which is not sufficient for the proposed use. Three (3) parking spaces are required based on five (5) employees. Be advised that a waiver for deficient parking will be required from the Board of Zoning Appeals (BZA) or a recorded shared parking agreement will need to be provided. Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria.***

- VII.                      Public Comment / New Business**  
                            **Next Hearing Date: July 21, 2025**
- VIII.                    ADVISEMENTS / OLD BUSINESS**
- IX.                      MEETING ADJOURNED**