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Council District 7



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JAMES W. RIBBRON
Director

BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF
JULY 28, 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, 13th 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
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 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: July 21, 2025
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO. 17-25 CITY COUNCIL DISTRICT #7

BZA PETITIONER: JASON BUSTILLO RAMIREZ

LOCATION: 6401 MANSFIELD, between Paul and Whitlock in a R1 Zone Single Family Residential District

LEGAL DESCRIPTION OF PROPERTY: W MANSFIELD 81 HITCHMANS WARREN GDNS SUB L40 P81 PLATS, W C R 22/255 40 X 134

PROPOSAL: Jason A. Bustillo Ramirez requesting dimensional variance for a proposed approximate 456 square foot garage (built without permit) in a R1 Zone (Single-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. Per Section 50-13-2; deficient lot width 40’ wide proposed (50’ required), deficient side setback 17 right side, 6 left side prospered (Minimum 4 ft/ 14 ft. combined) and deficient rear setback 1 proposed (Minimum 30 required). Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

JULY 28, 2025
DOCKET CONTINUED

9:45 a.m.

CASE NO: 16-25 Council District #7

BZA PETITIONER: DAVE ROOT

LOCATION: 7441 ELMHURST, Corner of Elmhurst and American in a R3 Zone (Low Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: S ELMHURST W 50 FT OF 33 EVERGREEN SUB L25 P49 PLATS, W C R 16/203 50 X 128.56

PROPOSAL: DAVE ROOT requesting dimensional variances to establish a community outreach center, including youth programs for the carpentry and millwright trades. The subject site is within a R3 Zone Low Density 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; Per 50-14-326 Ground treatment. “Improper & excessive ground cover type (crushed stone proposed, more than 10% allowable)” Per 50-14-342.(1)(2) Residential screening. Deficient residential screening material type along the South and East property lines. (Chain-link fence with opaque slats proposed) Per 50-14-364 Screening of refuse receptacles and waste removal areas. No enclosure nor gate proposed for the dumpster. Per 50-14-372 Height. Excessive material height of screening at West side of parking area, (9' proposed, 8' maximum allowable). Per 50-14-38 Community Service. Deficient parking spaces (72 spaces required at 7,200 sq ft & 1 parking space per 100 square feet; 3 spaces proposed; 69 spaces deficient) Per 50-14-38 Community Service. Excessive parking distance (100' feet maximum allowable, 531' proposed, 431' excessive). Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

- VII. Public Comment / New Business
Next Hearing Date: August 11, 2025
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED