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Council District 7



JAMES W. RIBBRON
Director

BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

City of Detroit
Board of Zoning Appeals
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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.

ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEALS MUST BE SUBMITTED TO THE BZA DIRECTOR (RIBBRONJ@DETROITMI.GOV) AT LEAST TWO (2) WEEKS PRIOR TO THE SCHEDULED APPEALS HEARING. FOR QUESTIONS OR CONCERNS, PLEASE CALL (313) 224-4563.

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.

10:15 a.m. **CASE NO:** **18-25 Council District #7**

BZA PETITIONER: **SHAHNAJ MIAH**

LOCATION: **8228 MT ELLIOTT**, between Farr and Cymbal in a B4 zone General Business District.

LEGAL DESCRIPTION OF PROPERTY: **E MT ELLIOTT 17 GEORGE T ABREYS SUB L13 P87 PLATS, W C R 15/174 34.55 X 100.20**

PROPOSAL: **Shanaj Miah request permission to appeal the decision of the plan reviewer which stated to remove unapproved materials (Corrugated fencing) which is not allowed under Section 50-14-368(2) and removal of unapproved fencing materials (corrugated fencing is not allowed in a B4 Zone General Business District. The Legal Used Motor Vehicles Sales and Major Motor Vehicle Repair Garage Granted under BSEED 149-01 and BSEED 126-07. 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. Corrugated fencing is not allowed under Section 50-14-268(2). The following shall apply with respect fences and walls. Fences, walls and gates shall be constructed of standard building materials that are customarily used for wall and fence construction, such as brick, stone, concrete masonry, stucco, concrete or wood. Scrap or recycled material shall not be used. Sections 50-4-131 (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