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Director

BOARD OF ZONING APPEALS  
STAFF:

THOMINA DAVIDSON

EXECUTIVE ADMINISTRATIVE  
ASSISTANT

APRIL PUROFOY

INSPECTOR

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Board of Zoning Appeals  
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REGULAR MEETING OF  
**AUGUST 18, 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 Auditorium, 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](tel:3132244950), through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

**ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL MUST BE SENT TO THE BZA DIRECTOR ([ribbronj@detroitmi.gov](mailto:ribbronj@detroitmi.gov)) TWO (2) WEEKS PRIOR TO THE APPEALS HEARING. Questions please call 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: August 11, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 8-25 - Council District #6

BZA PETITIONER: FREEDOM HOUSE DETROIT

LOCATION: 1777 RADEMACHER & 1780 Waterman, between Desmond and Cadet  
in a M4 Zone (Intensive Industrial District)

LEGAL DESCRIPTION OF PROPERTY: W RADEMACHER 208 THRU 211 AND N 25 FT 212  
AND E 55 FT OF N 25FT 275 AND E 55 FT 276 THRU 279 AND ADJ VAC  
ALLEYS CLARKS SUB L4 P24 PLATS, W C R 18/164 32,915 SQ FT SPLIT  
ON 03/13/2023 FROM 18008161.002L; E WATERMAN W 97 FT 276 THRU  
279 AND W 97 FT OF N 25 FT 275 CLARKS SUB L4 P24 PLATS, W C R  
18/164 14,065 SQ FT SPLIT ON 03/13/2023 FROM 18008161.002L

PROPOSAL: Freedom House Detroit requests permission to expand existing  
emergency shelter with a 1,450 square foot addition to include a new  
commercial kitchen, food pantry and related mechanical room. Also, if  
the expansion is approved the property would need dimensional  
variances for Deficient right of way screening and deficient loading for  
group living. The subject site is within an M4 Zone (Intensive Industrial  
District). A public hearing at the Board of Zoning Appeals shall be  
required in any instance that involves the expansion or intensification  
of a nonconforming use, subject to Section 50-15-27 of this Code, (1)  
Any increase in the gross floor area of a building that houses a  
nonconforming use shall be deemed an expansion of the  
nonconforming use. Any increase in the area of a zoning lot where a  
nonconforming use is located shall be deemed an expansion of the  
nonconforming use;(2) Any change to the site plan of a nonconforming  
use involving a structure. Deficiencies will proceed if the expansion is  
approved. 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 right of way screening and deficient loading for group living.  
Sections 50-15-7 - Board of Zoning Appeals, 50-15-26. - Expansion or  
intensification of nonconforming uses and 50-15-27. - Required findings,  
Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121  
Approval Criteria.

**9:45 a.m.**

**CASE NO:** 19-25 - Council District #6

**BZA PETITIONER:** JIM JIME SHABAN

**LOCATION:** 3565 W Jeffries, between Martin Luther King Blvd and Magnolia in an R2 Zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Available Upon request

**PROPOSAL:** JIM JIME SHABAN requests dimensional variances to construct a 2,176 square foot 3 story residential structure with attached garage in a R2 Zone (Two-Family Residential District). This case was planned reviewed. 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 Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks. Deficient side yard setback, excessive garage opening and deficient front setback for attached garage. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

VII. Public Comment / New Business  
Next Hearing Date: August 25, 2025  
VIII. ADVISEMENTS / OLD BUSINESS  
IX. MEETING ADJOURNED