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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
SEPTEMBER 8, 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: August 25, 2025
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 22-25 - COUNCIL DISTRICT #5

BZA PETITIONER: Christopher Guyer

LOCATION: 557 E. Kirby between St. Antione and Beaubien in a R3 Zone (Low Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: N--E KIRBY E 32 FT 9 BLK 37-- FERRY & LEYSTERS L12 P42 PLATS, W C R 3/64 32 X 161.53 NEZH CERT 2007-0683 RELATED PARCEL 27070683

PROPOSAL: Christopher Guyer request dimensional variance for the construction of a new 689 square foot 2 car garage. This case is BY-RIGHT and was Plan Reviewed within an 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. Excessive Lot Coverage. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

9:45 a.m.

CASE NO.: 26-25 - Council District #5

BZA PETITIONER: DEVIN SYKES

LOCATION: 10150 Mack Ave. Between Cadillac and Hurlburt in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S MACK 97&98 EXC W 59 FT WATERWORKS SUB L9 P91 PLATS, W C R 19/33 56.12 IRREG

PROPOSAL: Devin Sykes request dimensional locational variances for Light Duty Vehicle Service Establishment in an existing 1,488 square foot APPROVED w/Conditions in BSEED Case No: SLU2025 – 00011; Decision Date: May 23, 2025 – Effective Date: June 6, 2025. The subject site is within a B4 Zone (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. Spacing”)- “Any other vehicle service or repair use: 1,000 radial feet” 1) 10100 Mack-Citgo Gas Station -80 feet away. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).**AP**

- VII. Public Comment / New Business
Next Hearing Date: September 15, 2025
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED