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Council District At Large

Robert Roberts
Vice Chairperson
Council District 6

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Council District 5

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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
OCTOBER 13, 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: September 29, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 23-25 – SLU2025-00006 - COUNCIL DISTRICT #1

BZA PETITIONER: Denthea Clingman

LOCATION: 18685 W 8 Mile Rd., between Stahelin and Avon in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE W W 26 FT 2 1 NEMER SUB L86 P96 PLATS,WCR 22/839 95 X 100

PROPOSAL: Denthea Clingman appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-00069 Decision Date: May 18, 2023, Effective Date: June 1, 2023) is seeking an appeal for a reverse decision which DENIED Establish a Rental Hall in an existing 4,212 square-foot building in a B4 Zone (General Business District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; Ordinance (Sections: 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria). AP

9:45 a.m. **CASE NO.: 20-25 - Council District #1**

BZA PETITIONER: Reginald Jewell

LOCATION: 19244 Grand River, Grandville and Piedmont in a B4 Zone (General Business District)

LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER 2124&2123 ROSEDALE PARK SUB NO 3 L41 P15 PLATS, W C R 22/440 40 X 100

PROPOSAL: Reginald Jewell appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2024-00107 Decision Date: May 14, 2025, Effective Date: May 28, 2025) which DENIED permission to establish a rental hall in an existing 1,926 square foot building in a B4 Zone (General Business District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. (Sections: 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria). AP

10:15 a.m. **CASE NO.: BSEED SLU2023-00005 - Council District #6**

BZA PETITIONER: Judy Cruz

LOCATION: 5545 Livernois, between McGraw and Gladys in a B4 Zone (General Business District)

LEGAL DESCRIPTION OF PROPERTY: W LIVERNOIS 13 THRU 9 HENRY A SCHILLERS SUB L24 P45 PLATS, W C R 18/249 148.50 X 105

PROPOSAL: Judy Cruz appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) SLU2025-00005; Decision Date: July 8, 2025; Effective Date: July 22, 2025, which Approved with Conditions to add SDD to an existing SDM and carry out restaurant in a B4 Zone (General Business District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals)). AP

- VII. Public Comment / New Business
 Next Hearing Date: October 20, 2025
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED