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BOARD OF ZONING APPEALS
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ASSISTANT

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Board of Zoning Appeals
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REGULAR MEETING OF
SEPTEMBER 29, 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 15, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 30-25 - COUNCIL DISTRICT #5

BZA PETITIONER: SHANE OVERBEY

LOCATION: 8849 YATES, between Crane and Rohns in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2029. N YATES 9-12 LOW & YERKES SUB L27 P92 PLATS, W C R 19/86 123 X 101.02 COMBINED ON 03/17/2025 FROM 19001207., 19001204., 19001205., 19001206

PROPOSAL: Shane Overby requesting dimensional variances to develop a 24 (twenty-four) space accessory parking lot to serve three Detroit-based businesses that will be located within two office buildings located at 8800 E. Forest Ave. and 4630 Crane; APPROVED w/Conditions in BSEED Case No. SLU-2024-00110; Decision Date: October 2, 2024; Effective Date: October 16, 2024. The subject site is within a R2 Zone (Two-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. Excessive parking lot size 8,500 sq. ft. maximum 12,501 sq. ft proposed, 4,001 square feet excessive and 70 feet in width allowed 120 feet in width proposed, 50 feet excessive width Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

9:45 a.m. CASE NO.: 29-25 - Council District #6

BZA PETITIONER: DAVE ROOT/CORKTOWN DEVELOPMENT PROPERTIES, LLC

LOCATION: 1728 MICHIGAN AVE, Corner of Cochrane and Harrison in a R3 Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: N MICHIGAN 41 THRU 45 PLAT OF P C 27 L2 P5 PLATS, WCR 8/29 105 X 100 COMBINED ON 02/20/2025 FROM 08000567., 08000565., 08000566., 08000568., 08000569

PROPOSAL: Dave Root requesting dimensional variances to construct a nine-story, 69-unit mixed use building along Michigan Avenue in Detroit's Corktown neighborhood. The building will also include 2,522 square feet of ground-level commercial, retail or service-related space. The project would take place on 1736, 1732, 1728, 1724, and 1720 Michigan. The development site will also include a 14-space parking lot underneath the 9-story mixed-use building. Additionally, the applicant will be redeveloping a vacant lot located at the intersection of Cherry Street and Rosa Parks Boulevard into a 44-space surface parking lot as part of a separate building permit (BLD2025-0094, currently under review). The proposed surface lot is approximately 295 linear feet from the development project. 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; Excessive building height: 80 feet required, 101 feet seven inches proposed; 21 feet seven inches excessive; and b) Rear setback (30 feet required, zero setback proposed, 30 feet deficient);Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

- VII. Public Comment / New Business
Next Hearing Date: October 13, 2025
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED