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Director

**BOARD OF ZONING APPEALS
STAFF:**

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

**City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov**

**REGULAR MEETING OF
OCTOBER 20, 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: October 13, 2025
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 32-25 COUNCIL DISTRICT #6

BZA PETITIONER: BRIAN HURTTIENNE

LOCATION: 2802-2812 HARRISON , between Temple and Perry in an R2 Two Family Residential District

LEGAL DESCRIPTION OF PROPERTY: E HARRISON W 70 FT 281 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 70; E HARRISON E 30 FT 281 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 30; E HARRISON 282 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100; E HARRISON 283 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100;

PROPOSAL: Brain Hurttienne request dimensional variances to Construct two separate, two-story Townhouses containing a total of seven units on existing vacant land; APPROVED w/Conditions in BSEED Case No: SLU2025 – 00071; Decision Date August 19, 2025 – Effective Date: September 2, 2025. The subject site is within an R2 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. Deficient front setback building A & B. Deficient side setback building B, Deficient rear setback building A. Deficient individual townhouse minimum dimensions building A & B. 2000 square feet of lot area per individual townhouse unit required, approximate 505 proposed, 1495 deficient. Deficient Parking: 11 off street parking spaces required, 7 off-street parking spaces are proposed; thus, four spaces are deficient. Per Section 50-14-342 (“Residential Screening”), the subject site shall include a ten-foot landscaped setback along with opaque screening adjacent to lots built upon with an existing dwelling. Per section 50-12-431 (Number of buildings on a zoning lot”) not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

9:45 a.m. **CASE NO.:** **34-25 - Council District #6**

BZA PETITIONER: Christopher Christian

LOCATION: **1681 Leverette**, between 10th and Rosa Parks in an **R2 Two-Family Residential District**

LEGAL DESCRIPTION OF PROPERTY: S LEVERETTE 8 BLK 4 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12

PROPOSAL: Christopher Christian request dimensional variances for a Single Family Residential home. The existing addition exceeds the floor area, ratio by 4% at 39%. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R2 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. Lot Coverage and Setbacks; *existing addition exceeds the floor area, ratio by 4% at 39%*Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

10:15 a.m. **CASE NO.** **31-25 Council District #6**

BZA PETITIONER: **BRIAN HURTTIENNE**

LOCATION: **1546 ELM**, between Cochrane and Trumbull in an R2 Two Family Residential District

LEGAL DESCRIPTION OF PROPERTY: N ELM 82-84 MCKEOWNS SUB L3 P50 PLATS, WCR 8/43 117 X 115 COMBINED ON 03/23/2020 FROM 08000798., 08000799., 08000800

PROPOSAL: Brain Hurttienne request dimensional variances to construct seven two-story Townhouses on a 13,504 square foot vacant lot APPROVED w/Conditions in BSEED Case No: SLU2025 – 00071; Decision Date August 19, 2025 – Effective Date: September 2, 2025. The subject site is within an R2 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. *Per Section 50-14-342 (“Residential Screening”), the subject site shall include a ten-foot landscaped setback along with opaque screening adjacent to lots built upon with an existing dwelling.* Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

VII. Public Comment / New Business
Next Hearing Date: October 27, 2025
VIII. ADVISEMENTS / OLD BUSINESS
IX. MEETING ADJOURNED

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