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BOARD OF ZONING APPEALS

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REGULAR MEETING OF

FEBRUARY 23, 2026

Council District 3

Jerry Watson

Council District 4

Byron Osbern

Council District 5

Anthony Sherman

Council District 7

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 89200132622

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/89200132622>

If you need additional information regarding this meeting, you can contact either

James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:**Public Comment Zoom:**

1. Telephone participants: Raise your hand by pressing *9
2. Web 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 interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

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>

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.

**"ANY AND/OR ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL
MUST BE SENT TO THE BZA DIRECTOR (RIBBRONJ@DETROITMI.GOV) BEFORE 5:00 PM ON THE
THURSDAY PRIOR TO THE BZA HEARING ON MONDAY. ANY INFORMATION RECEIVED AFTER 5:00 PM
ON THURSDAY WILL NOT BE ACCEPTED."**

This Meeting is open to all members of the public under Michigan's Open Meetings Act

FEBRUARY 23, 2026
DOCKET CONTINUED

DOCKET

I. OPENING:

A. CALL TO ORDER.....9:00 A.M.
B. ROLL CALL

II. PROCEDURAL MATTERS:

III. MINUTES:

A. APPROVAL OF MINUTES: January 26, 2026

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 78-24 - City Council District # 5

BZA PETITIONER: FREDERICK IDEOZU

LOCATION: 3652 GRATIOT, between Sylvester and Superior in a B2 Zone
(Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: S GRATIOT 10 THRU 1 EXC GRATIOT AVE AS
WD ZENDERS L10 P11 PLATS, W C R 13/76 250 IRREG

PROPOSAL: Frederick Ideozu is requesting to re-establish a Motor Vehicle Fueling Station (Note: the site has been vacant 10 years), this will be hardship relief in a B2 Zone (Local Business and Residential District). A public hearing at the Board of Zoning Appeals shall be required; Any applicant for development may file a hardship relief petition with the Buildings, Safety Engineering, and Environmental Department which seeks relief from any regulations in this chapter on the basis that the denial of the application deprived the applicant of all reasonable use of such applicant's property. A hardship shall be defined as a denial of all reasonable economic use of the property. Upon finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City may provide the petitioner with relief from applicable zoning regulations. Sections 50-4-151. - Deprivation of use of property, 50-4-153. - Denial of all reasonable economic use standards, 50-4-194. - Application of the "all reasonable economic use" standard, 50-4-195. - Burden of proof, 50-4-196. - Findings of the Board of Zoning Appeals and 50-4-197. - Additional forms of relief. AP

FEBRUARY 23, 2026
DOCKET CONTINUED

9:45 a.m. CASE NO: **BZA2026-00051 – City Council District # 2**

BZA PETITIONER: **FRANK SALAMA/YASSER ISMAIL**

LOCATION: **17415 Livernois St, between Santa Clara and Santa Maria in a B2 Zone (Local Business District).**

LEGAL DESCRIPTION OF PROPERTY: The north 4 feet of lot 25 and all of lots 26 through 30, inclusive except Livernois Avenue as widened J Lee Baker Co's Livernois Subdivision, according to the plat thereof, as recorded in Liber 44 of Plats, Page 53 Wayne County Records.

PROPOSAL: **Frank Salama/YASSER ISMAIL requests to expand a nonconforming minor auto repair by adding a 729 square foot addition to existing auto related oil change business. The subject site is within an B2 Zone (Local Business 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. Sections: Sec. 50-15-7 - Board of Zoning Appeals, Sec. 50-15-26 - Expansion or intensification of nonconforming uses and Sec. 50-15-27. - Required findings. AP**

10:15 a.m. CASE NO: **BZA2026-00009 - City Council District # 3**

BZA PETITIONER: **JOSEPH ALTMAN/WAEL AHMED MOHAMED NAGI**

LOCATION: **3901 Garvin, between Justin and Fenelon in a R2 Zone (Two-Family Residential District).**

LEGAL DESCRIPTION OF PROPERTY: **N GARVIN 144 PULASKI PK L29 P66 PLATS, W C R 13/215 30 X 100**

PROPOSAL: **Joseph Altman request dimensional variances for the construction of a 720 square foot front addition the existing single family dwelling. This Case was Plan Reviewed in BSEED BLD2025-03069. Property is in 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. Deficient side yard setback, excessive lot coverage and, Porch/Stairs may not project more than eight feet into a required front or rear setback. No enclosed porch shall be constructed within any required setback. Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

VII. **Public Comment / New Business**
Next Hearing Date: March 9, 2026

VIII. **ADVISEMENTS / OLD BUSINESS**

IX. **MEETING ADJOURNED**