

## BOARD MEMBERS

### Robert E. Thomas

Chairperson  
Council District At Large

### Robert Roberts

Vice Chairperson  
Council District 6

### Scott Boman

Council District At Large

### Robert G. Weed

Council District 1

### Alethia Carr

Council District 2

### Maia Campbell

Council District 3

### Jerry Watson

Council District 4

### Byron Osbern

Council District 5

### Anthony Sherman

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  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 212  
Detroit, Michigan 48226  
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Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF  
**APRIL 13, 2026**

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](mailto: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](tel:3132244950), through the TTY number 711, or email at [crio@detroitmi.gov](mailto: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\***

APRIL 13, 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: March 23, 2026

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: BZA2026-00002 – Council District #2

PETITIONER: ALGHUZAIR AUTO SERVICES, LLC

LOCATION: 10901 E WARREN, between Lemay and Fairview in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: N-E Warren N 74 Ft of 77 thru 74 & ½ of Vacated alley adj Warren PK Subdivision Liber 35, Page 90 of Wayne County Records 21/555 98x83

**PROPOSAL:** ALGHUZAIR AUTO SERVICES LLC., appeals the decision of the Buildings Safety and Engineering and Environmental Department (Case No. SLU2025-00076; Decision Date: December 23, 2025; Effective Date: January 6, 2026 to establish a Light Duty Vehicle Service Establishment in an existing 1,941 sq. ft, bldg. The subject site is within an B4 district. 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. 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria AP*

