

## BOARD MEMBERS

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Council District At Large

### Robert Roberts

Vice Chairperson  
Council District 6

### Scott Boman

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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

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## REGULAR MEETING OF MARCH 23, 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\***

MARCH 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: March 16, 2026

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: BZA2026-00006 – Council District #7

BZA PETITIONER: ATLAS CONSULTING

OWNER: RAMI ALJROUCH

LOCATION: 12050 Grand River, between Wyoming and Washburn in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N Grand River 13 thru 1 Maidstone Park Subdivision L30 P69 Plats WCR 16/232 279.58n x 110 Split on 6/17/2019 into 16005060-4, 16005065

PROPOSAL: **Atlas Consulting request dimensional variances to establish a Light Duty Vehicle Service Establishment in a 2,628 sq. ft tenant space within an existing 6,352 sq. ft. bldg.; APPROVED w/Conditions in BSEED Case No: SLU2024 – 00120; Decision Date November 20, 2025 – Effective Date: December 4, 2025. The subject site is within a B4 Zone (General Business District). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings, Safety Engineering, and Environmental Department's ten percent administrative adjustments. Spacing Waiver from four auto related businesses all located on Grand River. Ranging from 324 feet to 673 feet away. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

MARCH 23, 2026  
DOCKET CONTINUED

9:45 a.m.      **CASE NO:**                    **BZA2026-0008 – Council District #4**

**BZA PETITIONER:**      **NATHAN KEUP**

**OWNER:**                    **JAMES ARTHUR JEMISON**

**LOCATION:**      **5250 Conner**, between Frankfort and Olga in a R5 Zone (Medium Density Residential District).

**LEGAL DESCRIPTION OF PROPERTY:**      E CONNER ALL THAT PT OF 1 THRU 3 CORBYS SUB L21 P64 PLATS, W C R 21/437 ALSO PT OF P C 392 ALL DESC AS FOLS BEG AT N E COR CONNER AVE & FRANKFORT AVE TH N 55D W 956.34 FT ALG E LINE CONNER AVE TH N 45D 26M E 403.01 FT TH N 57D 57M 30S E 621.85 FT TH S 32D 27M 30S E 965.75 FT TH S 57D 45M 30S W 649.25 FT ALG N LINE FRANKFORT AVE TO P O B 21/--- 18.4573 AC

**PROPOSAL:**      **Nathan Keup request dimensional variances for proposed project that shall consist of a three-phased development (“Phase 01,” “Phase 02,” and “Phase 05”) in which the applicant proposes to construct seven (7) Multiple-family dwellings, eight (8) Townhouse blocks, and one (1) Two-family dwelling. The submitted site plan also dedicates an area in the Northeast corner of the parcel in Phase 05 for a solar field to be permitted separately. APPROVED w/Conditions in (PIN: 21046202-11) SPR Only (“The Villages of Parkside”) SPR2025-00062 on January 15, 2026. The subject site is within R5 Zone (Medium Density Residential District). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings, Safety Engineering, and Environmental Department’s ten percent administrative adjustments. Section Deficient townhouse width. Section 50-14-367 (d) Screen Wall. Request vegetative buffer only due to adjacent property being a park.) Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

10:15 a.m.      **CASE NO:**                    **BZA2025-00047 (Community Appeal) – Council District #5**

**BZA PETITIONER:**      **TOYIA WATTS**

**BSEED PETITIONER:**      **FUSCO, SHAFFER & PAPPAS**

**OWNER:**                    **ZACH KILGORE**

**LOCATION:**      **7737 Kercheval**, between Seyburn and Baldwin in a R2 Zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:**      N KERCHEVAL 93 THRU 99 143 THRU 136 AND W 33 FT VAC BALDWIN ADJ ALSO VAC ALLEY ADJ LINDEN PARK SUB L16 P5 PLATS, W C R 17/41 264 THRU 275 S 25 FT OF 109 110 THRU 120 AND E 33 FT VAC BALDWIN ADJ ALSO W 28 FT VAC SEYBURN ADJ AND VAC ALLEY ADJ WESSONS SUB L16 P91 PLATS, W C R 17/14 177,556 SQ FT

**PROPOSAL:**      **Toyia Watts appeals the decision of the Buildings Safety Engineering and Environmental Department to Construct a four-Story, 51,600 sq. ft. bldg. containing 48 Residential units and 4,650 sq. ft. of Retail Space and develop a 48-space Accessory Parking Lot that will include 27 spaces; Approved with Conditions in BSEED Case No: SLU2025-00011; Decision Date: October 31, 225; Effective Date November 14, 2025 in an R2 Zone (Two-Family Residential District). 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**

10:15 a.m.      **CASE NO:**                    **BZA2025-00046 - Council District #5**

**BZA PETITIONER:**        **FUSCO, SHAFFER & PAPPAS**

**OWNER:**                            **ZACH KILGORE**

**LOCATION:**        **7737 Kercheval**, between Seyburn and Baldwin in a R2 Two-Family Residential District.

**LEGAL DESCRIPTION OF PROPERTY:**        **N KERCHEVAL 93 THRU 99 143 THRU 136 AND W 33 FT VAC BALDWIN ADJ ALSO VAC ALLEY ADJ LINDEN PARK SUB L16 P5 PLATS, W C R 17/41 264 THRU 275 S 25 FT OF 109 110 THRU 120 AND E 33 FT VAC BALDWIN ADJ ALSO W 28 FT VAC SEYBURN ADJ AND VAC ALLEY ADJ WESSONS SUB L16 P91 PLATS, W C R 17/14 177,556 SQ FT**

**PROPOSAL:**        **FUSCO, SHAFFER & PAPPAS request dimensional variances to construct a four-story, 51,600 sq. ft. building containing residential units and 4,650 sq. ft. of retail space and developing a 48-space Accessory Parking Lot with 27 spaces for a proposed mixed-use development 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; Per Section 50-3-269(a), the following dimensional variances shall be required for the residential multi-family dwellings (part of mixed-use development) from the Board of Zoning Appeals prior to issuance of a building permit: Section 50-13-182 (Parking Lots or Parking Areas – R2): 70” feet maximum lot width and 8500 sq. ft. maximum required; 122’ ft width and 12, 810 sq. ft. provided, excessive by 42” feet (width and 4,310 sq. ft. (parking lot size). Sections 50-4-131 (6) Permitted Dimensional Variance and 50-4-121 Approval Criteria. AP**

**CONTINUATION OF A PUBLIC HEARING TO AMEND THE  
CITY OF DETROIT BOARD OF ZONING APPEALS RULES AND PROCEDURES**

Notice is hereby given that the City of Detroit Board of Zoning Appeals Department has a Public hearing that will be held in Erma L. Henderson Auditorium, 13<sup>th</sup> Floor , of the Coleman A. Young Municipal Center, on Monday March 23, 2026 at 9:15 PM, at which time all interested persons are invited to be present and heard as to their views on the above Rules and Procedure changes are described as follows:

**Summary**

The following amendments are being made to the Board of Zoning Appeals Rules and Procedures:

The proposed administrative Rules and Procedures for the Board of Zoning Appeals to set forth General Provisions including Issuing Body and Title, Effective Date and publication, Definitions, Scope of Rules and Procedures, Computation of Time, Amendment of Rules and Procedures; to set forth Ethics and Conflicts of Interest including Ethical Duties, Conflicts of Interest and Voting; to set forth Meetings including Parliamentary Procedure; Open Meetings Act; Regular Meetings, Special Meetings, Quorum, Record, Agendas; Order of Business; Disruptive Behavior; to set forth Applications including Filing of Applications, Required Information, Stay of Proceedings; to set forth Hearings and Hearing Notices including Hearing Dockets, Notices, Minor Deviations from Development Plans and Minor Modifications of Neighborhood Area Plans, Prehearing Order, Authority to Issue Subpoenas; Hearing Procedure, Presentation of Case; Burden of Proof, Witnesses, Documents, and Exhibits, Advisements, Adjournments, Failure to Appear; to set forth Decisions including Authority, Motions for Decisions, Voting, Effective Date of Decisions, Reconsiderations, Decision and Order Form; and to set forth Re-hearings and Appeals including Request for Re-hearing, Appeals.

Pursuant to Section 50-2-67 of the 2019 Detroit City Code, “the Board of Zoning Appeals shall adopt rules governing all proceedings before the Body.”

Copies of the proposed rules are available online at [Board of Zoning Appeals Rules and Procedures | City of Detroit](#) or from the Board of Zoning Appeals Department, 2 Woodward Avenue, Suite 212, Detroit, MI 48226 during regular business hours. Additional information may be obtained from James Ribbron, Director of Board of Zoning Appeals. You may reach James Ribbron at [ribbronj@detroitmi.gov](mailto:ribbronj@detroitmi.gov).

Any written comments and recommendations intended to be considered prior to the adoption of the rules shall be submitted to the Board of Zoning Appeals Department no later than the conclusion of the public hearing.

Persons who wis to give oral presentations are encouraged to submit written copies to the Board of Zoning Appeals Department for inclusion in the record.

- VII.            Public Comment / New Business**  
                    Next Hearing Date: April 13, 2026
- VIII.          ADVISEMENTS / OLD BUSINESS**
- IX.            MEETING ADJOURNED**