

## BOARD MEMBERS

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### Robert Roberts

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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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Board of Zoning Appeals  
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REGULAR MEETING OF  
**MARCH 10, 2025**

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: 816 4214 3162

#### If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/81642143162>

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\***

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: February 24, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M. CASE NO: 2-24

BZA PETITIONER: 482 HOOKAH/TONY HARRISON

LOCATION: 17150 W MCNICHOLS, between Ferguson and Oakfield in a B2 zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: N--W MC NICHOLS 6&5 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 46.38 X 100

PROPOSAL: 482 Hookah/Tony Harrison is requesting to establish a hookah lounge in the existing building. As the City of Detroit does not have the land use of 'Hookah Lounge' in the current zoning ordinance, this will be a hardship relief in a B2 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 has 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 a 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 standard, 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

MARCH 10, 2025  
DOCKET CONTINUED

9:45 A.M.                      **CASE NO: 50-24**

**BZA PETITIONER:              TIMOTHY FLINTOFF/1530 BAGLEY DEVELOPMENT, LLC**

**LOCATION:                        1530 BAGLEY, aka 1530-1550 Bagley between Trumbull and 10<sup>th</sup> in an R3 District (Low Density Residential District).**

**LEGAL DESCRIPTION OF PROPERTY:    Lots 10 and 11, Block 77 of Woodbridge Farm, as recorded in Liber 1 of Plats page 146 and 147 of WCR.**

**PROPOSAL:                      Timothy Flintoff request is requesting Relief From Hardship to establish a 11,903 sq ft building with 10 residential units with total sq ft of 11288 sq ft and one commercial space with 615 sq. Ft . 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 has 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 a 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.**

**Ordinance Sections:            50-4-151. - Deprivation of use of property, 50-4-153. - Denial of all reasonable economic use standard, 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**

**VII.                      Public Comment / New Business**  
                                 Next Hearing Date: March 17, 2025

**VIII.                     ADVISEMENTS / OLD BUSINESS**

**IX.                        MEETING ADJOURNED**