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BOARD OF ZONING APPEALS STAFF:

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REGULAR MEETING OF
APRIL 14, 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 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 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: March 24, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m.

CASE NO: 7-25

BZA PETITIONER: GUISEPPE TOCCA & STEVEN MIKULUS/GLASS ANCHOR TATTOO

LOCATION: 15433 MACK AVE aka 15435 MACK Between: Beaconsfield and Nottingham in an B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N Mack 3 thru 5 & S ½ of Vac Alley ADK EXC Mack Ave as WD Nottingham Subn L38 P26 Plats, WCR 21/465 67.74 x 81A

PROPOSAL: Giuseppe Tocco & Steven Mikulus / Glass Anchor Tattoo request dimensional (parking) variances to establish a body art facility (Tattoo Shop) in a 615 square foot ground floor unit of an existing 7,832 square foot building. The subject site is within a B4 Zone (General Business 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. Under Section 50-14-7 at the time of permit, the applicant/tenant shall provide a duly recorded shared parking plan that meets the standard of the Detroit Zoning Ordinance (must be within 100 feet of the subject site), otherwise they shall require a parking waiver from the BZA (3 spaces required for the 615 square foot unit; 0 spaces provided). 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

9:30 a.m.

CASE NO: 9-25

BZA PETITIONER: FANNY E CEA NAVA

LOCATION: 7500 HOLMES Between: Proctor and Central in an R2 Zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: N HOLMES 130 WM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, W C R 18/366 30 X 103

PROPOSAL: Fanny E Cea Nava request dimensional variances for the construction of a Two-Car Garage. This case is BY-RIGHT and was Plan Reviewed. The subject site is within 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. Accessory buildings or structures in rear setback; setbacks from principal buildings and excessive lot coverage. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

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DOCKET CONTINUED

9:45 a.m.

CASE NO: 5-25

BZA PETITIONER: PAUL GARRISON/YOLANDA & JOSE MORALES-MORALES ENTERPRISES

LOCATION: 1435 LAWNDALE Between: Homer and Longworth in an B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: W LAWNDALE 11&10 JOHN P CLARK EST SUB L24 P32 PLATS, W C R 20/172 64 X 100

PROPOSAL: Paul A. Garrison requests a dimensional parking variance to establish a Private Social Club. This case is BY-RIGHT and was Plan Reviewed. The subject site is within a B4 Zone (General Business 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 parking. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

10:00 a.m.

CASE NO: 3-25

BZA PETITIONER: THOMAS COX

LOCATION: 2710 HARRISON Between: Spruce and Perry in an R2 Zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: E HARRISON 246 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100 COMBINED ON 10/30/2024 WITH 08006673. INTO 08006672-3

PROPOSAL: Thomas Cox requests dimensional variances for residential use; this is a single family’s primary residence. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an 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. Exceeding the maximum number of principle detached residential buildings in the R2 Two-Family Residential District per Ordinance Section 50-12-431 Number of buildings on a zoning lot (1 Principle residential building maximum). (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

- VII. Public Comment / New Business
Next Hearing Date: April 21, 2025
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED