

## BOARD MEMBERS

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Council District 6

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Council District 3

### Jerry Watson

Council District 4

### 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  
**JUNE 8, 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\***

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: May 18, 2026

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: BZA2026-00021 – Council District #6  
 BZA PETITIONER: CHELSEA HYDUK  
 LOCATION: 2455 W FOREST, between 16<sup>th</sup> and 17th in a R2 Zone Two Family Residential District.  
 LEGAL DESCRIPTION OF PROPERTY: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2030. S FOREST W. 749 STANTONS SUB L10 P16 PLATS, W C R 10/39 30 X 114 Split on 02/16/2026 with 10000457. into 10000457-8  
 PROPOSAL: Chelsea Hyduk requests dimensional variances to demolish existing single-family dwelling and construct a new 2 story single family dwelling with attached garage in a R2 Zone (Two-Family Residential District). This case was planned reviewed. 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 front yard setback. Ordinance Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

9:30 a.m. CASE NO: BZA2026-00019 - Council District #6  
 BZA PETITIONER: TIMOTHY FLINTOFF  
 LOCATION: 4446 AVERY, between Lysander and W. Canfield in a R2 Zone Two Family Residential District  
 LEGAL DESCRIPTION OF PROPERTY: E AVERY W 67 FT OF LOT 79 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 36 X 67 2412 SQ FT  
 PROPOSAL: Timothy Flintoff requests dimensional variances to construct a single-family home. 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. Sec. 50-13-24. Special provisions for side setbacks for single- or two-family dwellings. Deficient side yard setback and Sec. 50-13-226. Features allowed within required setbacks. Porches (unenclosed) and decks May project not more than eight feet into a required front or rear setback. No unenclosed porch shall be constructed within any required side setback. Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

**JUNE 8, 2026  
DOCKET CONTINUED**

**9:45 a.m. CASE NO: BZA2026-00017 – Council District #5**

**BZA PETITIONER: THE INTERSECTION CONSULTING GROUP LLC**

**LOCATION: 2971 BELLEVUE**, between Benson and Charlevoix in a M4 Zone Intensive Industrial District.

**LEGAL DESCRIPTION OF PROPERTY:** W BELLEVUE S 29.40 FT 132 131 THRU 127 DESNOYERS P RESUB L3 P33 PLATS, W C R 15/132 189.40 X 163.27

**PROPOSAL:** The Intersection Consulting Group LLC., request dimensional variance for the Establishment of a Scrap Tire Storage, Processing, or Recycling Facility within a M4 Zone (Intensive Industrial 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 loading and spacing variance from residentially zone land. Ordinance Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

**10:00 a.m. Case NO: BZA2026-00018 - City Council District #5**

**BZA PETITIONER: GEORGENE THORNTON**

**LOCATION: 1946 Webb** between Hamilton and JC Lodge Fwy in a B4 Zone General Business District.

**LEGAL DESCRIPTION OF PROPERTY:** N WEBB E 20 FT OF N 120 FT 14 N 120 FT OF 13 THRU 10 W 20 FT OF N 120 FT 9 OAKMAN & STOLL SUB L29 P92 PLATS, W C R 8/125 160 X 120

**PROPOSAL:** Georgene Thornton request dimensional variances to Establish a Pre-Release Adjustment Center in an existing 5,788 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2025-00020; Decision Date March 3, 2026 – Effective Date: March 17, 2026. The subject site is within 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. That per Section 50-12-129, due to proximity (within 1,000 radial feet) to the following restricted uses, a spacing waiver shall be required by the Board of Zoning Appeals prior to issuance of a permit: a) Home for the aged (1640 Webb; 830-feet); and b) Adult foster care (1625 Webb; 940-feet). Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

- VII. Public Comment / New Business**  
Next Hearing Date: June 15, 2026
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**