




CITY OF DETROIT
BOARD OF ZONING APPEALS

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MEMO

TO: Honorable Latisha Johnson, Chair
FROM: James W. Ribbron, Director 
DATE: November 21, 2023
RE: BZA Fee Schedule adjustment and BZA District 7 Board Appointee

The current BZA Fee Schedule is missing two Case Categories being charged a Fee: Hardships and Community Appeals. I request action to add the two Case Categories to the current fee schedule. The current schedule is attached for your review. I have also attached a “draft” Fee Schedule with the requested changes.

The Fee for a Hardship should be listed at \$1500; and the Community Appeals Fee should be listed at \$500. The Zoning Ordinance; Sec. 50-4-102. Appeals; “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, Safety Engineering, and Environmental Department involving conditional uses, regulated uses, or controlled uses; or (3) By any denial of a site plan by the Planning and Development Department”.

The other issue is BZA District 7 Board Appointee term expires December 31, 2023. I have requested the Councilmember Durhall take the appropriate action before December 31, 2023.



Approved by City Council November 14, 2013 (corrected October 31, 2019)

APPEAL FEE SCHEDULE

BOARD OF ZONING APPEALS

NEW BUILDINGS, ADDITIONS & ALTERATIONS (PER STRUCTURE).....	\$1,200.00
CHANGE OF USE OF ANY BUILDING OR STRUCTURE...(NON-CONFORMING USE).....	\$1,200.00
DIMENSIONAL VARIANCE.....(OVER TEN (10) PERCENT).....	\$1,200.00
USE VARIANCE.....	\$1,200.00
REGULATED USES (PAWNSHOPS, BARS, ETC).....	\$1,200.00
CONTROLLED USES(SDM, SDD, ETC)	\$1,200.00
SIGNS.....	\$1,200.00
PARKING LOTS.....	\$1,200.00
PLANNING & DEVELOPMENT DEPARTMENT (Site Plan Denial).....	\$1,200.00
APPEALS FROM BUILDINGS AND SAFETY DEPARTMENTS HEARING OFFICER DECISION BY (BSEED Denial) Hearing.....	\$1,500.00
REHEARING.....	\$1,200.00
TIME EXTENSION REQUEST TO PICK UP REQUIRED BUILDING PERMIT Over-due up to Six (6) Months.....	\$600.00
Over due on one (1) year or more. A new case MUST be filed.....	\$1,200.00
DISMISSAL OF PETITION REQUEST BY PETITIONER WITH RETURN OF FEE.....	\$120.00
ADJOURNMENT BY PETITIONER AFTER PUBLIC NOTIFICATION.....	\$300.00
REQUESTED CORRECTIONS AND/OR CHANGES ON THE DECISION AND ORDER FROM PETITIONER.....	\$450.00
MODIFICATIONS OF EXISTING BZA GRANTS.....	\$1,200.00
(i.e. Appeals of conditions, etc)	
APPEALS FROM BUILDINGS AND SAFETY ENGINEERING DEPARTMENT'S HEARING OFFICER, DECISION BY RESIDENT AREA COMMUNITY ORGANIZATIONS AND RESIDENTS ONLY WITHIN 300 FEET.....	\$0.00
TRANSCRIPT (Per Page).....	Court Reporter Rate Per Page
UNCERTIFIED HEARING RECORDINGS	\$5.00 per disk

The Board of Zoning Appeals meets Tuesday's at 9:00 a.m. on the 13th Floor in the Erma L. Henderson Auditorium, Coleman A. Young Municipal Center, 2 Woodward Avenue.

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SIGNS.....	\$1,200.00
PARKING LOTS.....	\$1,200.00
PLANNING & DEVLOPMENT DEPARTMENT (Site Plan Denial).....	\$1,200.00
APPEALS FROM BUILDINGS AND SAFETY DEPARTMENTS HEARING OFFICER DECISION BY (BSEED Denial) Hearing.....	\$1,500.00
HARDSHIP.....	\$1500.00
COMMUNITY APPEAL/AGGREIVED PERSON.....	\$500.00
REHEARING.....	\$1,200.00
TIME EXTENSION REQUEST TO PICK UP REQUIRED BUILDING PERMIT Over-due up to Six (6) Months.....	\$600.00
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