



CITY OF FLINT

ZONING BOARD OF APPEALS

MATTHEW TELLIGA, CHAIRMAN

Meeting Agenda
November 18th, 2025, at 6:00 P.M.
Council Chambers, 3rd Floor
Flint City Hall, 1101 S. Saginaw St.

Pursuant to Public Act 267 of 1976, "Open Meetings Act," all meetings of the Commission are open to the public and the public is welcome to address the Commission on any item under its jurisdiction or on its agenda.

- Roll Call
- Pledge of Allegiance
- Adoption of the Agenda
- Approval of the Minutes of the Previous Meeting
 - October 21st, 2025
- Public Forum
- Reports
- Communications
- Public Hearings
 - **ZBA-R 25-04:** Glenn Wilson requests a Non-Use Variance to provide relief from §50-63(C), to allow a six (6) ft. tall privacy fence in the front yard area of the vacant lot identified as PID # 40-23-305-083, located at the intersection of Miller Rd. and Barney Ave.
(This case has been remanded by the 7th Circuit Court to reconsider the request with additional information and materials as ordered.)
 - **ZBA 25-10:** Eric Carmona of Tower Street Development, LLC requests a non-use variance to provide relief from the sidewalk construction requirement of §50-68 along Tower St. for the property located at 920 Tower St. (PID # 41-16-101-027) in a CE Commerce and Employment zone district.
 - **ZBA 25-11:** Erin Eveland of Eveland Syrups, LLC requests a use variance to provide relief from §50-99(N)(4) and allow a home occupation to make syrups for the property located at 1315 Poplar St. (PID # 41-07-283-011) in a GN-1 Green Neighborhood Low Density zone district.
 - **ZBA 25-12:** Donna Holmes of Innovative Housing Solutions requests a non-use variance to provide relief from the maximum principal structure limit in §50-53(B) to allow four (4) detached single-family homes on a single property located at 319 E. York Ave. (PID # 46-25-202-022) in a GN-1 Green Neighborhood Low Density zone district.
 - **ZBA 25-13:** Harjit Mahal of Mahal Transport, LLC requests a use variance to allow an "Other Storage & Equipment Yards" use for semis and semi-trailers on the property located at 2701 Camden Ave. (PID # 41-19-176-011) in a GN-1 Green Neighborhood Low Density zone district.



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- City Attorney Report
- Unfinished Business
 - Bylaws Review (Postponed)
 - 529 Harrison St., MSU Extension Landscaping Update
- New Business
- Adjournment

Rules of the Public Forum:

- A. The public will be allowed to address the Zoning Board of Appeals on any item on the agenda.
- B. During this time, the speaker will address the Zoning Board of Appeals.
- C. Speakers will refrain from the use of profanity as well as any attacks on elected and appointed officials.
- D. Speakers will be limited to 3 minutes.
- E. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and informed that his or her time is up.

Public Conduct During a Public Hearing:

- A. All speakers will address the Zoning Board of Appeals and not the audience.
- B. Each speaker speaking in favor or opposing the matter will be allowed to speak once.
- C. If there are several individuals who would like to have one person be their spokesperson, the Zoning Board of Appeals may at its discretion, allow the spokesperson additional time.
- D. All speakers must refrain from any verbal attacks on elected and appointed officials, as well as against the applicant.
- E. All speakers will refrain from the use of profanity.
- F. Failure to comply with any of the above rules shall result in the speaker being ruled out-of-order and requested to sit down.

Flint Zoning Board of Appeals Members:

WARD 1 – John E. Hardy II
WARD 2 – Willie Buford
WARD 3 – Vacant
WARD 4 – Ramie Yelle

WARD 5 – Derek Dohrman
WARD 6 – Jerry Kea
WARD 7 – Ari McCaskill
WARD 8 – Matthew Telliga

WARD 9 – Lauren Coney
Planning Commission Liaison –
Carol-Anne Blower