

**BOARD MEMBERS**

**Robert E. Thomas**  
Chairperson  
Council District At Large

**Robert Roberts**  
Vice Chairperson  
Council District 6

**Scott Boman**  
Council District At Large

**Robert G. Weed**  
Council District 1

**Kimberly Hill Knott**  
Council District 2

**Elois Moore**  
Council District 3

**Jerry Watson**  
Council District 4

**Byron Osbern**  
Council District 5



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
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**JAMES W. RIBBRON**  
Director

**BOARD OF ZONING**  
**APPEALS STAFF:**

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
ZONING INSPECTOR

**REGULAR MEETING OF**  
**MARCH 10, 2025**

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday March 10, 2025 by way of Zoom and in person.

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: 84422726457

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:00 a.m.

**BOARD MEMBERS PRESENT:**

- (1) Robert E. Thomas, Board Member
- (2) Anthony Sherman, Board Member
- (3) Robert G. Weed, Board Member
- (4) Scotty Boman, Board Member
- (5) Robert Roberts, Board Member
- (6) Elois Moore, Board Member
- (7) Byron Osbern, Board Member

**BOARD MEMBERS ABSENT:**

- (1) Jerry Watson, Board Member
- (2) Kimberly Hill Knott, Board Member

**MINUTES:**

Board Member Osbern made a motion to approve the minutes for February 24, 2025 with any corrections.

Affirmative: Mr. Weed, Roberts, Thomas, Boman, Osbern  
Mrs. Moore  
Negative: None

**PROCEDURAL MATTERS:**

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
  
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.

**9:15 A.M. CASE NO: 2-24 – City Council District #2**

**BZA PETITIONER: 482 HOOKAH/TONY HARRISON**

**LOCATION: 17150 W MCNICHOLS, between Biltmore and Gilchrist 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**

**ACTION OF THE BOARD: Mr. Roberts made a motion to Dismiss without return of fee due to failure to show and longevity of case. Seconded by Board Member Moore**

Affirmative: Mr. Roberts, Thomas, Weed, Sherman, Boman  
Mrs. Moore

Negative:

**DISMISSED WITHOUT RETURN OF FEE**

**9:45 A.M. CASE NO: 50-24 – Council District # 6**

**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 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

**ACTION OF THE BOARD:** Mr. Osbern made a motion Adjourn to March 24, 2025 for petitioner to provide information regarding NEZ and for the absent Board Member to hear the audio and participate in the vote. Supported by Board Member Roberts

Affirmative: Mr. Roberts, Weed, Roberts, Boman, Osbern  
Mrs. Moore

Negative:

**ADJOURNED TO MARCH 24, 2025**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Osbern motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 11:30 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp