

**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

**Anthony Sherman**



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
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**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 17, 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) Jerry Watson, Board Member
- (6) Elois Moore, Board Member
- (7) Byron Osbern, Board Member

**BOARD MEMBERS ABSENT:**

- (1) Robert Roberts, Board Member
- (2) Kimberly Hill Knott, Board Member

**MINUTES:**

Board Member Weed made a motion to approve the minutes for March 10, 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.: 85-24 – Council District #5**

**BZA PETITIONER: MIKE SEMMA/SAIF ALGALHAM**

**LOCATION: 5742 MT ELLIOTT, between E Grand Blvd and E Palmer in an M4 Intensive Industrial District (Historic).**

**LEGAL DESCRIPTION OF PROPERTY: S Grand Blvd 43 thru 46 McCormicks Subdivision Liber 19, Page 50 Plats WCR 15/82 122x140**

**PROPOSAL: Mike Semma/Saif Algalham request dimensional spacing variance to establish a Light Duty Vehicle Establishment in an existing 2,250 square foot building APPROVED w/Conditions in BSEED Case No: SLU2024 – 00096; Decision Date: September 25, 2024 – Effective Date: October 9, 2024. 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. Section 50-12-131 (Retail, service and commercial uses, Spacing-the proposed facility use is within 1,000 radial feet from 2 vehicle repair establishments. AP**

**ACTION OF THE BOARD: Mr. Boman made a motion to Grant dimensional spacing variance to establish a Light Duty Vehicle Establishment in an existing 2,250 square foot building. Seconded by Board Member Sherman**

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

Negative:

**DIMENSIONAL VARIANCE GRANTED**

9:30 a.m.

**CASE NO.:** 83-24 – Council District #1

**BZA PETITIONER:** MICHAEL LEE

**LOCATION:** 12869 ARTESIAN, between W. Davison and I-96 Freeway in an M4 Intensive Industrial District (Historic).

**LEGAL DESCRIPTION OF PROPERTY:** W ARTESIAN ALL THAT PT OF 56 DESC AS FOLS BEG AT N E COR TH S 0D 37M 45S E 136.79 FT ALG E LINE TH S 89D 27M 45S W 253.83 FT TH N 00D 37M 45S W 1.12 FT TH ON CUR TO R RAD 468.40 FT CH N 56D 50M 19S E 149.42 FT TH N 23D 59M W 20 FT TH ON CURVE TO R 140.38 FT ALG N LINE TO PTE OF BEG B E TAYLORS BRIGHTMOOR CONSOLIDATED R R SITES SUB L52 P48 PLATS, W C R 22/511 21,929 SQ FT SPLIT/COMBINED ON 02/25/2022 FROM 22085244-0, 22085244.003;

**PROPOSAL:** Michael Lee requests dimensional variances to Establish a Cabaret C Alcohol Consumption on Premises with Live Entertainment in an existing 3,930 square foot building APPROVED w/Conditions in BSEED Case No: SLU2024-00007; Decision Date: April 23, 2024 – Effective Date: May 8, 2024. The subject site is within an M4 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. Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

**ACTION OF THE BOARD:** Mr. Watson made a motion dimensional variances to Establish a Cabaret C Alcohol Consumption on Premises with Live Entertainment in an existing 3,930 square foot building. Supported by Board Member Roberts

Affirmative: Mr. Roberts, Weed, Roberts, Boman, Osbern, Sherman

Negative: Mrs. Moore

**DIMENSIONAL VARIANCE GRANTED**

9:45 a.m.

**CASE NO: 1-25 – Council District # 6**

**BZA PETITIONER: SALEH ABDULLA**

**LOCATION: 7131 MICHIGAN AVE, between Ewers and Parkinson in a B4 General Business District**

**LEGAL DESCRIPTION OF PROPERTY:** S Michigan 140 thru 138 Michigan Ave as WD C A & J Parkinsons Sub L 18 P17 Plats, WCR 18/222 62.11 IRREG

**PROPOSAL:** Saleh Abdulla request dimensional spacing variance to establish a Pool Hall in an existing 2,958 Square foot building APPROVED w/Conditions in BSEED Case No: SLU2024-00028; Decision Date: December 11, 2024 – Effective Date: December 25, 2024. The subject site is within a B4 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 50-3-403 Not more than 2 permitted controlled uses within 2,000 feet are permitted. 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

**ACTION OF THE BOARD:** Mr. Osbern made a motion to Grant spacing variance to establish a Pool Hall in an existing 2,958 Square foot building Supported by Board Member Sherman

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

Negative:

**DIMENSIONAL VARIANCE GRANTED**

10:00 a.m.

**CASE NO: 80-24 - Council District #4**

**BZA PETITIONER: JUDITH JONES**

**LOCATION: 16211 HARPER, between 3 Mile Dr and Bedford in a B4 General Business District.**

**LEGAL DESCRIPTION OF PROPERTY: N HARPER 49 THRU 52 MORANGS 3 MILE DRIVE ANNEX SUB L47 P72 PLATS, W C R 21/704 80 X 100**

**PROPOSAL: Judith Jones requests dimensional variances for proposed building A, as an Animal Shelter and building B as neighborhood center. APPROVED w/Conditions in BSEED Case No: SLU2022-00114; Decision Date: August 15, 2024 – Effective Date: August 29, 2024. The subject site is within a B4 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. Right of Way Screening and Deficient Parking. Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

**ACTION OF THE BOARD: Mr. Watson made a motion to Grant dimensional variances for proposed building A, as an Animal Shelter and building B as neighborhood center. Supported by Board Member Boman**

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

Negative:

**DIMENSIONAL VARIANCE GRANTED**

Mr. Sherman was not present for the vote

**10:15 a.m. CASE NO: 59-24 - Council District #2**

**BZA PETITIONER: FRANK SIMON SALAMA/7 MILE & OUTER DRIVE PROPERTIES**

**LOCATION: 13110 W. Seven Mile Rd. between Littlefield and W. Outer Drive in a B2 Zone Local Business and Residential District**

**LEGAL DESCRIPTION OF PROPERTY: Available Upon Request**

**PROPOSAL: 7 Mile Properties request dimensional variances to expand a legal nonconforming 2,171 square foot gas station by adding a carry out restaurant to an existing Auto Service and existing convenience store by construction an approximately 999 square foot addition in a B2 zone Local Business and 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. (Deficient 1 parking space, deficient aisle width, deficient right of way screening and deficient residential screening. Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

**ACTION OF THE BOARD: Mr. Osbern made a motion to Take the Case Under Advisement for petitioner to amend their staff report to reduce variance requests. Supported by Board Member Boman**

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

Negative:

Mr. Sherman was not present for the vote

**TAKEN UNDER ADVISEMENT**

**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 Boman seconded this motion which was unanimously carried and the meeting adjourned at 1:05 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp