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Council District At Large

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Robert G. Weed

Council District 1

Kimberly Hill Knott

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Council District 3

Jerry Watson

Council District 4

Byron Osbern

Council District 5



City of Detroit

Board of Zoning Appeals

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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 APRIL 21, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday April 21, 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) Elois Moore, Board Member
- (6) Byron Osbern, Board Member
- (7) Robert Roberts, Board Member

BOARD MEMBERS ABSENT:

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

MINUTES:

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

Affirmative: Mr. Weed, Roberts, Thomas, Boman, Osbern, Sherman
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: 43-24 – Council District #6

BZA PETITIONER: MOHAMED MUNASER

LOCATION: 5873 Trenton Between: Dennison and Henderson in an R2 Zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: S DENNISON W 105.50 FT OF 667&668 MEASURED AT R A SMART FARM SUB L34 P32-3 PLATS, W C R 20/378 105.5 IRREG

PROPOSAL: **Mohamed Munsar is requesting to establish convert a vacant building located at 5873 Trenton into food service carry out place in a R2 Zone (Two-Family 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 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. Sherman made a motion to Adjourn this case for petitioner to change proposal from Hardship Relief Petition to Change of Nonconforming use. Seconded by Board Member Boman

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

Negative:

ADJOURNED WITHOUT FEE AND WITHOUT DATE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Sherman motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 9:22 A.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written in a cursive style.

JAMES W. RIBBRON
DIRECTOR

JWR/atp