

## 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**  
**Phone: (313) 224-3595**  
**Fax: (313) 224-4597**  
**Email: boardofzoning@detroitmi.gov**

**JAMES W. RIBBRON**  
Director

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

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
ZONING INSPECTOR

## **REGULAR MEETING OF** **MAY 12, 2025**

### **MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday May 12, 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) Scotty Boman, Board Member
- (4) Byron Osbern, Board Member
- (5) Robert Roberts, Board Member
- (6) Kimberly Hill Knott, Board Member

### **BOARD MEMBERS ABSENT:**

- (1) Robert G. Weed, Board Member
- (2) Jerry Watson, Board Member
- (3) Elois Moore, Board Member

### **MINUTES:**

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

Affirmative: Mr. Roberts, Thomas, Boman, Osbern, Sherman  
Mrs. Hill-Knott  
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: 10-25 – Council District #4

BZA PETITIONER: BRIAN ELLISON

LOCATION: 18845 MACK AVE, between Lannoo and Hillcrest in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Brian Ellison request to change from one nonconforming use (Bank with drive thru) to another nonconforming use (Standard Restaurant with drive thru) within a R1 district. A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following: *(b) Except for the ten items prohibited uses, the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Where a change in use is approved, the Board of Zoning Appeals shall be authorized to impose conditions that the Body deems necessary to reduce or minimize any potentially adverse effect upon other property in the neighborhood, and to carry out the general purpose and intent of this chapter, also deficient parking, screening of refuse receptacles and waste removal area. Sections 50-15-7 - Board of Zoning Appeals and Sec. 50-15-30 (b) - Change of nonconforming use to other nonconforming use: (b) the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. AP*

ACTION OF THE BOARD: Mr. Roberts made a motion to Grant request to change from one nonconforming use (Bank with drive thru) to another nonconforming use (Standard Restaurant with drive thru) within a R1 district. Seconded by Board Member Boman

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

Negative: Mrs. Hill-Knott

**CHANGE OF NONCONFORMING USE GRANTED**

**9:45 a.m. CASE NO: 61-18 - Council District #2**

**BZA PETITIONER: MICHAEL EVANS & DIANN C. HARRIS**

**LOCATION: 17610 JAMES COUZENS**, between Thatcher and Santa Clara in a B2 zone (Local Business and Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** N-E JAMES COUZENS DR 1204 THRU 1201 EXC JAMES COUZENS HWY AS WD BLACKSTONE PARK SUB NO 1 L48 P92 PLATS, W C R 22/288 80 X 51

**PROPOSAL:** **Michael Evans requests Hardship Relief TO establish a 4,160 square foot Rental Hall not allowed in B2 Zone (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 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 standards, 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 Adjourn Case until May 19, 2025 for the absent Board Members to review the case and participate in the vote. Supported by Board Member Osbern**

Affirmative: Mr. Roberts, Thomas, Boman, Osbern, Sherman  
Mrs. Hill-Knott

Negative: Mr. Watson

**ADJOURNED TO MAY 19, 2025 AT END OF THE DOCKET**

**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 12:57 P.M.

RESPECTFULLY SUBMITTED

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

JAMES W. RIBBRON  
DIRECTOR

JWR/atp