

BOARD MEMBERS

Robert E. Thomas

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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

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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

JUNE 16, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday June 16, 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
- (7) Robert G. Weed, Board Member
- (8) Jerry Watson, Board Member
- (9) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Osbern made a motion to approve the minutes for June 9, 2025 with any corrections.

Affirmative: Mr. Roberts, Thomas, Boman, Osbern, Watson, Weed
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: 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 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

ACTION OF THE BOARD: Mr. Roberts made a motion to Grant 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). Seconded by Board Member Watson

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m. CASE NO: 12-25 – Council District #6

BZA PETITIONER: Maria Patricia Lara

LOCATION: 1247 Campbell between Howard and Porter in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: W CAMPBELL S 5 FT 657 656 THIRD PLAT SUB L18 P27 PLATS, W C R 16/28 30 X 12

PROPOSAL: Maria Patricia Lara requests a dimensional variance for the construction of a Car Port. This case is BY-RIGHT and was Plan Reviewed. The subject site is within a R2 Zone (Two Family 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. Car Port MAY NOT be located less than three feet from a side property line. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

ACTION OF THE BOARD: Mr. Boman made to Grant dimensional variance for construction of Car Port in a R2 district. Seconded by Board Member Osbern

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

Negative: Mr. Watson

DIMENSIONAL VARIANCE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

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 10:45 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