

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 JUNE 9, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday June 9, 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 May 19, 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:** **78-24 - Council District #5**

BZA PETITIONER: **Frederick Ideozu**

LOCATION: **3652 Gratiot** between Sylvester and Superior in a B2 Zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: S GRATIOT 10 THRU 1 EXC GRATIOT AVE
AS WD ZENDERS L10 P11 PLATS, W C R 13/76 250 IRREG

PROPOSAL: **Frederick Ideozu is requesting to re-establish a Motor Vehicle Fueling Station (Note: the site has been vacant 10 years), this will be 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 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. Watson made a motion Adjourn case without fee and without date to receive the P&DD Report for more information on the case. Seconded by Board Member Boman**

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

Negative:

ADJOURNED WITHOUT DATE

9:30 a.m.

CASE NO:	BSEED SLU2024-00101 – Council District #3
BZA PETITIONER:	MARVIN WINANS
BSEED PETITIONER:	PARKSTONE DEVELOPMENT PARTNERS/PLAYA KIND, LLC
LOCATION:	17731 VAN DYKE between Iowa and Buhr in a M2 zone (Restricted Industrial District).
LEGAL DESCRIPTION OF PROPERTY:	W VAN DYKE 1 N 24 FT 2 EXC VAN DYKE AS WDN WM R NEWKIRKS SUB L13 P47 PLATS, W C R 15/201 49 X 74
PROPOSAL:	<p>Marvin Winans and Perfecting Church appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) PIN: 22074992.002L; SLU2024-00060 & SPR2024-00029 (2nd Submission) which <u>Approved with Conditions</u> to Establish a Marijuana Processor Facility (MPF) in an existing 1,140 square foot building in an M2 Restricted Industrial District. This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, <u>Michigan Case Law on “Aggrieved Person” Standard</u> and <u>50-3-281 General Approval Criteria (Community Appeals)</u>) AP</p>
ACTION OF THE BOARD:	<p>Mr. Watson made a motion DISMISS the case due to Original Petitioner letter stating they were not going forward with the proposal. Seconded by Board Member Boman</p> <p>Affirmative: Mr. Roberts, Thomas, Sherman, Boman, Osbern, Watson, Weed, Mrs. Moore, Hill-Knott, Moore</p> <p>Negative:</p>
	<p align="center">DISMISSED</p>

9:45 a.m.

CASE NO: 6-25 – Council District #7**BZA PETITIONER: LAND ROVERLAND, LLC-CANI DOHANI****LOCATION: 4564, 4580 & 4600 Oakman** between Chicago and Grand River in a M3 GENERAL INDUSTRIAL DISTRICT.

LEGAL DESCRIPTION OF PROPERTY: W OAKMAN BLVD S 40 FT 67 66 ROBERT OAKMAN LAND COS PLYMOUTH AVE & OAKMAN HIGHWAY SUB L55 P80 PLATS, W C R 18/444 90 X 124.50 COMBINED ON 10/24/2024 WITH 18016348-9, 18016350-1 INTO 18016347-51; W OAKMAN BLVD 65&64 ROBERT OAKMAN LD COS PLYMOUTH AVE & OAKMAN HWY SUB L55 P80 PLATS, W C R 18/444 100 X 124.50 COMBINED ON 10/24/2024 WITH 18016347., 18016350-1 INTO 18016347-51; W OAKMAN BLVD 63 N 25 FT 62 OAKMAN ROBT LAND COS PLYMOUTH AVE & OAKMAN HGWY L55 P80 PLATS, W C R 18/444 75 X 124.50 9337.50 SQ FT COMBINED ON 10/24/2024 WITH 18016347., 18016348-9 INTO 18016347-51;

PROPOSAL: Land Roverland, LLC - Cani Dohani appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2024-00131 Decision Date: December 20, 2024, Effective Date: January 3, 2025, which DENIED permission to expand an existing Motor Vehicles, Used Salesroom or Sales Lot and Light Duty Vehicle Repair in a M3 GENERAL INDUSTRIAL DISTRICT. The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; After careful consideration, we were unable to make the required findings of fact per Section 50-3-281. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions) AP

ACTION OF THE BOARD: Mr. Boman made a motion to Adjourn without fee and without date due at the petitioners request due to their consultant being ill and unable to help with their case prep. Supported by Board Member Osbern

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

Negative:

ADJOURNED WITHOUT DATE AND WITHOUT FEE

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 Watson seconded this motion which was unanimously carried and the meeting adjourned at 10:06 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