

## 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

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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

**JULY 14, 2025**

## MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday July 14, 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) Kimberly Hill Knott, Board Member
- (6) Robert G. Weed, Board Member
- (7) Jerry Watson, Board Member
- (8) Elois Moore, Board Member

## BOARD MEMBERS ABSENT:

- (1) Robert Roberts, Board Member

## MINUTES:

Board Member Watson made a motion to approve the minutes for June 30, 2025 with any corrections.

Affirmative: Mr. Roberts, Thomas, Boman, Watson, Weed  
Mrs. Moore, 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: 14-25 Council District #6**

**BZA PETITIONER: TIMOTHY FLINTOFF, AIA**

**LOCATION: 6602 WALTON**, between Rangoon and Warren in an R2 Zone (Two Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** N WALTON 121 W 9.96 FT ON S LINE BG W 9.85 FT ON N LINE OF VAC RANGOON LYG E OF & ADJ SD LOT A A WILLSONS L17 P62 PLATS, WCR 18/253 39.96 IRREG

**PROPOSAL:** Timothy Flintoff, AIA requesting to establish a Neighborhood Center, Non-Profit in an existing building and expand its footprint from 4,540 square feet to 8,380 square feet, develop an Outdoor Recreation Facility on an adjacent seeking variance for parking/lot coverage; **APPROVED WITH CONDITIONS** in BSEED Case SLU2025-00015; Decision Date: May 9, 2025; Effective Date: May 23, 2025. 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; Prior to issuance of permits, the following variances shall be required from the Board of Zoning Appeals: 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; Prior to issuance of permits, the following variances shall be required from the Board of Zoning Appeals:**

**For property at 6602 & 6608 Walton Deficient parking, minimum lot size, front yard setback, side yard setback, rear yard setback and excessive lot coverage**

**For property at 6605 Walton deficient front yard setback, deficient side yard setback Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria**

**ACTION OF THE BOARD:** Mr. Watson made a motion to Grant dimensional variances to establish a Neighborhood Center, Non-Profit in an existing building and expand its footprint from 4,540 square feet to 8,380 square feet, develop an Outdoor Recreation Facility on an adjacent seeking variance for parking/lot coverage. **Seconded by Board Member Watson**

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

Negative:

**DIMENSIONAL VARIANCE GRANTED**

9:45 a.m.

**CASE NO: 13-25 Council District #3**

**BZA PETITIONER: TENISHA COLEMAN**

**LOCATION: 5357 E OUTER DRIVE**, between Lapin and Seven Mile Rd in an B4 General Business District.

**LEGAL DESCRIPTION OF PROPERTY:** E OUTER DRIVE E 45 THRU 48 SEVEN MILE OUTER DRIVE SUB L61 P41 PLATS, W C R 17/536 80X100

**PROPOSAL:** Tenisha Coleman requesting dimensional spacing variance to establish a Pre-release Adjustment Center and Residential Substance Abuse Service Facility in an existing 3,400 square foot building in a B4 (General Business) zoning district. This area is known as the Pulaski neighborhood. The subject site is within a B4 Zone (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; Per Section 50-12-129, ("Residential uses—Spacing"), as the pre-release adjustment center facility includes a substance abuse treatment facility, a spacing variance shall be required from the Board of Zoning Appeals prior to issuance of a building permit (less than 1,000 feet from the proposed conditional land use). Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.**

**ACTION OF THE BOARD:** Mr. Watson made to Adjourn case at petitioners request without fee and without date due to illness. Seconded by Board Member Osbern

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

Negative: Mr. Watson

**ADJOURNED WITHOUT DATE AND WITHOUT FEE**

**10:15 a.m. CASE NO: 15-25 Council District #6**

**BZA PETITIONER: FELECIA DOREEN LEGARDY**

**LOCATION: 5938 TIREMAN**, between Epworth and Military in an M4 intensive Industrial District.

**LEGAL DESCRIPTION OF PROPERTY:** N TIREMAN 1&2 HOLDEN RIDGE SUB L19 P72 PLATS, W C R 16/181 60 X 137.83

**PROPOSAL:** Felecia Doreen Legardy requesting a parking variance to establish a 4,150 square foot Marijuana Grower Facility (MGF) Approved w/conditions in BSEED SLU2025-00002. The subject site is within an M4 Zone (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; The total number of off-street parking spaces required based on 4,150 square feet is five (5) spaces. However, based on five (5) employees, 3 off-street spaces are required. The revised site plan provides two (2) parking spaces, which is not sufficient for the proposed use. Three (3) parking spaces are required based on five (5) employees. Be advised that a waiver for deficient parking will be required from the Board of Zoning Appeals (BZA) or a recorded shared parking agreement will need to be provided. Sections 50-4-131 (1)-Permitted dimensional variances and 50-4-121 Approval Criteria.

**ACTION OF THE BOARD:** Mr. Boman made to Grant parking variance to establish a 4,150 square foot Marijuana Grower Facility (MGF) Approved w/conditions in BSEED SLU2025-00002. The subject site is within an M4 Zone (Intensive Industrial District). Seconded by Board Member Sherman

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

Negative: Mrs. Hill-Knott

**PARKING VARIANCE GRANTED**

**Director Ribbron suggest to the Board that Case No. 70-24 be dismissed without return of fee as the case is being recommended for re-zoning with the Planning Commission Department.**

**ACTION OF THE BOARD: Mr. Watson made to Dismiss case without return of fee as the case is being recommended for re-zoning with the Planning Commission Department. Seconded by Board Member Sherman**

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

Negative:

**CASE DISMISSED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Boman seconded this motion which was unanimously carried and the meeting adjourned at 11:08 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