

## 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](mailto: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 23, 2025**

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

A public hearing of the Board of Zoning Appeals was held on Monday June 23, 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) Elois Moore, Board Member

## **BOARD MEMBERS ABSENT:**

- (1) Jerry Watson, Board Member

## **MINUTES:**

Board Member Osbern made a motion to approve the minutes for June 16, 2025 with any corrections.

Affirmative: Mr. Roberts, Thomas, Osbern, 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.

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**9:15 a.m. CASE NO: 76-24 - Council District #6**

**BZA PETITIONER: Parkstone Development Partners**

**LOCATION: 856 Beard** between W Lafayette and Fisher Freeway in a R2 Zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** E BEARD 27&28 FAHNDRICHS SUB L24 P60 PLATS, W C R 18/273 50 X 143.62 COMBINED ON 02/06/2025 WITH 18008478., 18008479. INTO 18008478-80

**PROPOSAL:** Parkstone Development request permission dimensional variances for nonconforming Light Duty Vehicle Repair Establishment (Minor Auto Repair) by adding 850 and 846 Beard to 856 Beard Street. The building square footage has also increased from 1,154 square feet within a 1,246 square foot addition to a total of 2,400 square feet in 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. Residential Screening and screening material. Sections 50-4-131 (6) dimensional variances and 50-4-121 Approval Criteria AP

**ACTION OF THE BOARD:** Mr. Boman made a motion to Grant dimensional variances for nonconforming Light Duty Vehicle Repair Establishment (Minor Auto Repair) by adding 850 and 846 Beard to 856 Beard Street. The building square footage has also increased from 1,154 square feet within a 1,246 square foot addition to a total of 2,400 square feet in a R2 zone Two Family Residential District. **Seconded by Board Member Sherman**

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

Negative:

**DIMENSIONAL VARIANCE GRANTED**

**AGGREIVED STANDARD NOT MET, CASE DENIED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Hill-Knott motioned that the meeting be adjourned. Board Member Osbern seconded this motion which was unanimously carried and the meeting adjourned at 11:20 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