**BOARD MEMBERS** 

Robert E. Thomas

Chairperson

Council District At Large

**Robert Roberts** 

Vice Chairperson

Concil 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

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REGULAR MEETING OF JUNE 23, 2025 JAMES W. RIBBRON
Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON

EXECUTIVE ADMINISTRATIVE ASSISTANT

APRIL PUROFOY ZONING INSPECTOR

### 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** 

9:30 a.m. CASE NO: BZA SLU2024-00172(Community Appeal) – Council District #1

BZA PETITIONER: TONYA G. ARTHUR

**BSEED PETITIONER: AT LAND DEVELOPMENT, LLC** 

**LOCATION:** 22001 West Eight Mile Rd. between Cooley and Lahser in a M2 Zone

(Restricted Industrial District).

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE W E 242 FT OF N 414.50 FT OF N

E 1/4 OF N E 1/4 OF SEC 4 T 1 S R 10 E EXC N 102 FT & EXC E 60

FT 22/--- 182 X 312.50

PROPOSAL:

Tonya G. Arthur appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) SLU2024-000172: Decision Date: April 9, 2025; Effective Date: April 23, 2025 which Approved with Conditions to partially demolish an existing 10,848 square foot building, reducing its size to 7,884 square feet to establish a Motor Vehicle Filling Station that will include a 969 square foot restaurant, carry-out with drive up or drive thru facilities in an M2 Zone (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, Michigan Case Law on "Aggrieved Person" Standard and 50-3-281 General Approval Criteria (Community Appeals).AP

**ACTION OF THE BOARD:** 

Mr. Roberts made a motion that petitioner has not met the aggrieved standard to bring the Community Appeal. Seconded by Board Member Sherman

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

Weed,

Mrs. Moore, Hill-Knott, Moore

Negative:

#### 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

JAMES W. RIBBRON DIRECTOR

JWR/atp