

BOARD MEMBERS

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Council District At Large

Robert Roberts

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Robert G. Weed

Council District 1

Kimberly Hill Knott

Council District 2

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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 AUGUST 18, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday August 18, 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) Scotty Boman, Board Member
- (3) Byron Osbern, Board Member
- (4) Kimberly Hill Knott, Board Member
- (5) Robert G. Weed, Board Member
- (6) Jerry Watson, Board Member
- (7) Elois Moore, Board Member
- (8) Robert Roberts, Board Member
- (9) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Roberts made a motion to approve the minutes for August 11, 2025 with any corrections.

Affirmative: Mr. Roberts, Boman, Watson, Weed, Osbern, Thomas
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:** **8-25 - Council District #6**

BZA PETITIONER: **FREEDOM HOUSE DETROIT**

LOCATION: **1777 RADEMACHER & 1780 Waterman, between Desmond and Cadet in a M4 Zone (Intensive Industrial District)**

LEGAL DESCRIPTION OF PROPERTY: W RADEMACHER 208 THRU 211 AND N 25 FT 212 AND E 55 FT OF N 25FT 275 AND E 55 FT 276 THRU 279 AND ADJ VAC ALLEYS CLARKS SUB L4 P24 PLATS, W C R 18/164 32,915 SQ FT SPLIT ON 03/13/2023 FROM 18008161.002L; E WATERMAN W 97 FT 276 THRU 279 AND W 97 FT OF N 25 FT 275 CLARKS SUB L4 P24 PLATS, W C R 18/164 14,065 SQ FT SPLIT ON 03/13/2023 FROM 18008161.002L

PROPOSAL: Freedom House Detroit requests permission to expand existing emergency shelter with a 1,450 square foot addition to include a new commercial kitchen, food pantry and related mechanical room. Also, if the expansion is approved the property would need dimensional variances for Deficient right of way screening and deficient loading for group living. The subject site is within an M4 Zone (Intensive Industrial District). A public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code, (1) Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use;(2) Any change to the site plan of a nonconforming use involving a structure. Deficiencies will proceed if the expansion is approved. 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 right of way screening and deficient loading for group living. Sections 50-15-7 - Board of Zoning Appeals, 50-15-26. - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings, Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

ACTION OF THE BOARD: **Mr. Osbern made a Motion to Grant permission to expand existing emergency shelter with a 1,450 square foot addition to include a new commercial kitchen, food pantry and related mechanical room. Seconded by Board Member Moore**

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

Negative: None

EXPANSION OF NONCONFORMING USE GRANTED

Mrs. Hill-Knott made a Motion to dimensional variance for the expansion of the existing emergency shelter with a 1,450 square foot addition to include a new commercial kitchen, food pantry and related mechanical room. Seconded by Board Member Osbern

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

Negative: None

DIMENSIONAL VARIANCE GRANTED

9:45 a.m.

CASE NO: 19-25 - Council District #6

BZA PETITIONER: JIM JIME SHABAN

LOCATION: 3565 W Jeffries, between Martin Luther King Blvd and Magnolia in an R2 Zone (Two-Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon request

PROPOSAL: JIM JIME SHABAN requests dimensional variances to construct a 2,176 square foot 3 story residential structure with attached garage in a R2 Zone (Two-Family Residential District). This case was planned reviewed. 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 Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks. Deficient side yard setback, excessive garage opening and deficient front setback for attached garage. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

ACTION OF THE BOARD: Mr. Roberts made to Grant dimensional variances to construct a 2,176 square foot 3 story residential structure with attached garage in a R2 Zone (Two-Family Residential District). Seconded by Board Member Hill-Knott

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

Negative: None

DIMENSIONAL VARIANCE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Roberts motioned that the meeting be adjourned. Board Member Sherman seconded this motion which was unanimously carried and the meeting adjourned at 10:30 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