

BOARD MEMBERS

Robert E. Thomas

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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 21, 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
- (9) Robert Roberts, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Osbern made a motion to approve the minutes for July 14, 2025 with any corrections.

Affirmative: Mr. Roberts, Thomas, Boman, Watson, Weed, Osbern
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: BSEED SLU2023-00093 – (Community Appeal) - COUNCIL DISTRICT #5

BZA PETITIONER: KEGAN SCANNELL

BSEED PETITIONER: TIMELESS PROPERTIES DETROIT

LOCATION: 9851 Hamilton Ave and 1143, 1153 and 1159 Glynn Ct, between Glynn Court and Calvert Ave in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: W HAMILTON LOTS 10 THRU 17 AND VAC ALLEYS ADJ ADAMS & PECKS 2ND N END SUB L17 P13 PLATS, W C R 6/120 ALSO N 24 FT LOTS 453 & 454 BOSTON BLVD SUB L29 P23 PLATS, W C R 6/149 159.92 IRREG COMBINED ON 03/18/2024 FROM 06004346., 06002635-7, 06002638., 06002639

PROPOSAL: Kegan Scannell appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) Case No.: SLU2023-00093; Decision April 4, 2025; Effective Date April 21, 2025) which Approved with Conditions permission to renovate a vacant 41,040 square foot building to establish a 49 unit multi-family residential dwelling combined with 4,474 square feet of ground level commercial office space in a B4 Zone (General Business 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. Watson made a motion that the BZA petitioner has established standing under the Aggrieved Person Standard. Seconded by Board Member Boman

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

Negative: Mr. Sherman, Roberts

AGGRIEVED STANDARD MET

Mr. Roberts made a motion Deny Petitioners request to overturn BSEED's Decision to renovate a vacant 41,040 square foot building to establish a 49 unit multi family residential dwelling combined with 4,474 square feet of ground level commercial office space. Seconded by Board Member Watson

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

Negative: Mr. Osbern, Thomas

BSEED APPROVAL UPHELD

9:30 a.m. CASE NO: 5-25 - Council District #6

BZA PETITIONER: YOLANDA & JOSE MORALES-MORALES ENTERPRISES

LOCATION: 1435 LAWNDAL E , between Homer and Longworth in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: W LAWNDAL E 11&10 JOHN P CLARK EST SUB L24 P32 PLATS, W C R 20/172 64 X 100

PROPOSAL: Yolanda & Jose Morales-Morales Enterprises request dimensional parking variance to establish a Private Social Club. This case is BY-RIGHT and was Plan Reviewed. 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. Deficient parking. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Roberts made to Grant Dimensional Parking Variance to establish a Private Social Club. This case is BY-RIGHT and was Plan Reviewed. Seconded by Board Member Sherman

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

Negative: Mrs. Hill-Knott

PARKING VARIANCE GRANTED

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ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Watson motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 2:10 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written in a cursive style.

JAMES W. RIBBRON
DIRECTOR

JWR/atp