

BOARD MEMBERS

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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 28, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday July 28, 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 Roberts 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 21, 2025 with any corrections.

Affirmative: Mr. Roberts, Boman, Watson, Weed
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. 17-25 - COUNCIL DISTRICT #7

BZA PETITIONER: JASON BUSTILLO RAMIREZ

LOCATION: 6401 MANSFIELD, between Paul and Whitlock in a R1 Zone Single Family Residential District

LEGAL DESCRIPTION OF PROPERTY: W MANSFIELD 81 HITCHMANS WARREN GDNS
SUB L40 P81 PLATS, W C R 22/255 40 X 134

PROPOSAL: Jason A. Bustillo Ramirez requesting dimensional variances for construction of single family residence with attached garage in a R1 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. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

ACTION OF THE BOARD: Mr. Watson made a motion to Grant dimensional variances for construction of single family residence with attached garage in a R1 District with condition that the petitioner install fences on both side of new property for privacy of adjacent neighbors. Seconded by Board Member Boman

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

Negative: Mr. Sherman, Moore

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. **CASE NO:** **16-25 - Council District #7**

BZA PETITIONER: **DAVE ROOT**

LOCATION: **7441 ELMHURST**, Corner of Elmhurst and American in a R3 Zone
(Low Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: S ELMHURST W 50 FT OF 33 EVERGREEN SUB
L25 P49 PLATS, W C R 16/203 50 X 128.56

PROPOSAL: **DAVE ROOT** requesting dimensional variances to establish a community outreach center, including youth programs for carpentry and millwright trades. The subject site is within a R3 Zone Low Density 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. Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria.**

ACTION OF THE BOARD: **Mr. Osbern** made a motion to Grant dimensional variances to establish a community outreach center, including youth programs for carpentry and millwright trades with condition that petitioner provide heavy duty wood fence along the south and east property lines. **Seconded by Board Member Boman**

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

Negative: Mr. Sherman, Watson

DIMENSIONAL VARIANCE GRANTED

10:15 a.m. **CASE NO:** **18-25 - Council District #5**

BZA PETITIONER: **SHAHNAJ MIAH**

LOCATION: **8228 MT ELLIOTT**, between Farr and Cymbal in a B4 zone General Business District.

LEGAL DESCRIPTION OF PROPERTY: **E MT ELLIOTT 17 GEORGE T ABREYS SUB L13 P87 PLATS, W C R 15/174 34.55 X 100.20**

PROPOSAL: **Shanaj Miah request permission to appeal the decision of the plan reviewer which stated to remove unapproved materials (Corrugated fencing) which are not allowed under Section 50-14-368(2) and removal of unapproved fencing materials (corrugated fencing is not allowed in a B4 Zone General Business District. The Legal Used Motor Vehicles Sales and Major Motor Vehicle Repair Garage Granted under BSEED 149-01 and BSEED 126-07. 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. Corrugated fencing is not allowed under Section 50-14-268(2). The following shall apply with respect fences and walls. Fences, walls and gates shall be constructed of standard building materials that are customarily used for wall and fence construction, such as brick, stone, concrete masonry, stucco, concrete or wood. Scrap or recycled material shall not be used. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.**

ACTION OF THE BOARD: **Mr. Osbern made to Grant request to keep unapproved material (Corrugated Metal Fencing) to Major Motor Vehicle Repair Garage and Used Motor Vehicle Sales Lot in a B4 zone. This case is BY-RIGHT and was Plan Reviewed. Seconded by Board Member Boman**

Affirmative: Mr. Boman

Negative: Mr. Sherman, Osbern, Weed, Thomas
 Mrs. Moore, Hill-Knott

APPEAL DENIED DUE TO VOTE COUNT

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ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

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 12:20 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