

BOARD MEMBERS

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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

Anthony Sherman

Council District 7



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 SEPTEMBER 8, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday September 8, 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) Robert Roberts, Board Member
- (8) Anthony Sherman, Board Member
- (9) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Roberts made a motion to approve the minutes for August 25, 2025 with any corrections.

Affirmative: Mr. Roberts, Boman, Watson, Weed, Thomas, Osbern
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.

9:15 a.m. CASE NO.: 22-25 - COUNCIL DISTRICT #5

BZA PETITIONER: Christopher Guyer

LOCATION: 557 E. Kirby between St. Antione and Beaubien in a R3 Zone (Low Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: N--E KIRBY E 32 FT 9 BLK 37-- FERRY & LEYSTERS L12 P42 PLATS, W C R 3/64 32 X 161.53 NEZH CERT 2007-0683 RELATED PARCEL 27070683

PROPOSAL: Christopher Guyer request dimensional variance for the construction of a new 689 square foot 2 car garage. This case is BY-RIGHT and was Plan Reviewed within an 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. Excessive Lot Coverage. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Roberts made a Motion to Grant dimensional variance for the construction of a new 689 square foot 2 car garage.. Seconded by Board Member Boman

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

Negative: None

DIMENSIONAL VARIANCE GRANTED

LOCATIONAL VARIANCE GRANTED

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 Osbern 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