

## BOARD MEMBERS

**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



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
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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 25, 2025**

### **MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday August 25, 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

### **BOARD MEMBERS ABSENT:**

- (1) Elois Moore, Board Member

### **MINUTES:**

Board Member Roberts made a motion to approve the minutes for August 18, 2025 with any corrections.

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

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:                    21-25 – Council District #5**

**BZA PETITIONER:    GEORGENE THORNTON**

**LOCATION:                1950 Webb, between Rosa Parks and 14th in an R5 Zone (Medium Density Residential District).**

**LEGAL DESCRIPTION OF PROPERTY:    N WEBB E 20 FT OF N 120 FT 14 N 120 FT OF 13 THRU 10 W 20 FT OF N 120 FT 9 OAKMAN & STOLL SUB L29 P92 PLATS, W C R 8/125 160 X 120**

**PROPOSAL:                Georgene Thornton request review of BSEED Denial of Site Plan for a proposed development that is a change of use/ occupancy of the subject site to a “Pre-release adjustment center” in an R5 Zone (Medium Density Residential District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. 50-4-101 Jurisdiction Over Appeals of Administrative Decisions.**

**ACTION OF THE BOARD:                Mr. Roberts made a Motion to Dismiss case with return of fee for petitioner to resubmit revised plans to BSEED. Seconded by Board Member Boman**

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

**Negative:                    None**

**DISMISSED WITH RETURN OF FEE**

**9:45 a.m. CASE NO: 20-25 – Council District #1**

**BZA PETITIONER: REGINALD JEWELL**

**LOCATION: 19244 Grand River between Warwick and W Outer Drive in a B4 Zone (General Business District)**

**LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER 2124&2123 ROSEDALE PARK SUB NO 3 L41 P15 PLATS, W C R 22/440 40 X 100**

**PROPOSAL: Reginald Jewell request appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2024-00107 Decision Date: May 14, 2025, Effective Date: May 28, 2025) which DENIED permission to establish a rental hall in an existing 1,926 square foot building in a B4 Zone (General Business District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria.**

**ACTION OF THE BOARD: Mr. Watson made to Adjourn this case at petitioners request due to attorney unavailability. Seconded by Board Member Osbern**

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

**Negative: None**

**ADJOURNED WITHOUT DATE**

**10:15 a.m. CASE NO: 24-25 – Council District #6**

**BZA PETITIONER: CEARA O’LEARY**

**OWNER: DEVIN FOOTE**

**LOCATION: 1036 Hubbard, between W. Lafayette and Porter in an R2 Zone (Two-Family Residential District)**

**LEGAL DESCRIPTION OF PROPERTY: E HUBBARD 38 R A NEWMANS SUB L21 P86 PLATS, W C R 14/23 40 X 172.50**

**PROPOSAL: Ceara O’Leary request dimensional variances for a Garage and Living (carriage house) in an R2 Zone (Two-Family Residential District). This case is plan 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; Excessive height and not more than one principal detached residential building shall be located on a zoning lot in the R1-R6 districts. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

**ACTION OF THE BOARD: Mr. Osbern made to Grant dimensional variances for a Garage and Living (carriage house) in an R2 Zone (Two-Family Residential District). Seconded by Board Member Sherman**

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

**Negative: None**

**DIMENSIONAL VARIANCE GRANTED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Sherman motioned that the meeting be adjourned. Board Member Hill-Knott seconded this motion which was unanimously carried and the meeting adjourned at 10:45 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