

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 15, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday September 15, 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) Kimberly Hill Knott, Board Member
- (4) Robert G. Weed, Board Member
- (5) Robert Roberts, Board Member
- (6) Anthony Sherman, Board Member
- (7) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

- (1) Byron Osbern, Board Member
- (2) Jerry Watson, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for September 8, 2025 with any corrections.

Affirmative: Mr. Roberts, Osbern, Weed, 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.** **27-25 - COUNCIL DISTRICT #1**

BZA PETITIONER: **MICHAEL EVANS & DIANN C. HARRIS**

LOCATION: **20851 W Seven Mile Rd., between Burt Rd and Pierson St. in a B4 Zone (General Business District).**

LEGAL DESCRIPTION OF PROPERTY: **S SEVEN MILE W 1 BURLAND SUBDIVISION LIBER 77, PAGE 37 PLATS , W C R 22/783 109.04**

PROPOSAL: **Michael Evans/Diann Harris requests dimensional variance to establish a rental hall in an existing 5,396 square foot building approved under SLU2024-00137. This 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. 27 spaces required, 12 provided, 15 off street parking spaces deficient. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

ACTION OF THE BOARD: **Mr. Weed made a Motion to Grant dimensional parking variance ONLY to establish a rental hall in an existing 5,396 square foot building approved under SLU2024-00137. Seconded by Board Member Sherman**

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

Negative: **None**

DIMENSIONAL VARIANCE GRANTED

9:45 a.m.

CASE NO.: **28-25 - Council District #6**

BZA PETITIONER: **Luvtesh Randhawa / Randhawa Real Estate Group, LLC.**

LOCATION: **1411 Central**, between Pershing and W. Lafayette (Railroad tracks) in a M4 Zone (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: W CENTRAL 740 THRU 753 FERNDAL AVE SUB L30 P56 PLATS, W C R 20/349 1 THRU 33 SUB OF P C 718 L16 P55 PLATS, W C R 20/167 ALSO LOTS 1&2 11 THRU 14 23,24&26 35 N 82 FT OF 25 SUB OF P C 718 L12 P21 PLATS, W C R 20/168 AND VAC BANK & MINT STS AND ALLEYS ADJ 20/--- 338,438 SQ FT

PROPOSAL:

Luvtesh Randhawa request a dimensional variance for spacing of proposed outdoor storage. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an M4 Zone (Intensive Industrial District). The reason for the appeal is because 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; Per 50-12-344 (3) Outdoor Storage yard must be located more than 150' away from land zoned R1, R2, R3, R4, R5, R6, or residential PD. Per 50-4-132 [1]) a Board of Zoning Appeals (BZA) hearing is required. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD:

Mr. Roberts made to motion to adjourn at petitioners request without date and without fee. Seconded by Board Member Moore

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

Negative: None

ADJOURNED

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 Sherman seconded this motion which was unanimously carried and the meeting adjourned at 10:23 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