

BOARD MEMBERS

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Council District At Large

Robert Roberts

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Council District 6

Scott Boman

Council District At Large

Robert G. Weed

Council District 1

Kimberly Hill Knott

Council District 2

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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 29, 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
- (8) Byron Osbern, Board Member

BOARD MEMBERS ABSENT:

- (1) Jerry Watson, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for September 15, 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.: 30-25 - COUNCIL DISTRICT #5

BZA PETITIONER: SHANE OVERBEY

LOCATION: 8849 YATES, between Crane and Rohns in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2029. N YATES 9-12 LOW & YERKES SUB L27 P92 PLATS, W C R 19/86 123 X 101.02 COMBINED ON 03/17/2025 FROM 19001207., 19001204., 19001205., 19001206

PROPOSAL: **Shane Overby requesting dimensional variances to develop a 24 (twenty-four) space accessory parking lot to serve three Detroit-based businesses that will be located within two office buildings located at 8800 E. Forest Ave. and 4630 Crane; APPROVED w/Conditions in BSEED Case No. SLU-2024-00110; Decision Date: October 2, 2024; Effective Date: October 16, 2024. The subject site is within a R2 Zone (Two-Family 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 parking lot size 8,500 sq. ft. maximum 12,501 sq. ft proposed, 4,001 square feet excessive and 70 feet in width allowed 120 feet in width proposed, 50 feet excessive width 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 develop a 24 (twenty-four) space accessory parking lot to serve three Detroit-based businesses that will be located within two office buildings located at 8800 E. Forest Ave. and 4630 Crane. Seconded by Board Member Boman**

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

Negative: None

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. CASE NO.: 29-25 - Council District #6

BZA PETITIONER: DAVE ROOT/CORKTOWN DEVELOPMENT PROPERTIES, LLC

LOCATION: 1728 MICHIGAN AVE, Corner of Cochrane and Harrison in a R3 Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: N MICHIGAN 41 THRU 45 PLAT OF P C 27 L2 P5 PLATS, WCR 8/29 105 X 100 COMBINED ON 02/20/2025 FROM 08000567., 08000565., 08000566., 08000568., 08000569

PROPOSAL: Dave Root requesting dimensional variances to construct a nine-story, 69-unit mixed use building along Michigan Avenue in Detroit's Corktown neighborhood. The building will also include 2,522 square feet of ground-level commercial, retail or service-related space. The project would take place on 1736, 1732, 1728, 1724, and 1720 Michigan. The development site will also include a 14-space parking lot underneath the 9-story mixed-use building. Additionally, the applicant will be redeveloping a vacant lot located at the intersection of Cherry Street and Rosa Parks Boulevard into a 44-space surface parking lot as part of a separate building permit (BLD2025-0094, currently under review). The proposed surface lot is approximately 295 linear feet from the development project. 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; Excessive building height: 80 feet required, 101 feet seven inches proposed; 21 feet seven inches excessive; and b) Rear setback (30 feet required, zero setback proposed, 30 feet deficient); Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

ACTION OF THE BOARD: Mr. Osbern made to motion to Grant dimensional variance to construct a nine-story, 69-unit mixed use building along Michigan Avenue in Detroit's Corktown neighborhood. Seconded by Board Member Boman

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

Negative: None

DIMENSIONAL VARIANCE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Hill-Knott motioned that the meeting be adjourned. Board Member Boman seconded this motion which was unanimously carried and the meeting adjourned at 11:10 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