

BOARD MEMBERS

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

Council District 3

Jerry Watson
Council District 4

Byron Osbern
Council District 5

Anthony Sherman
Council District 7



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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
FEBRUARY 16, 2026

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday February 16, 2026 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: 83381615731

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) Robert G. Weed, Board Member
- (4) Robert Roberts, Board Member
- (5) Byron Osbern, Board Member
- (6) Kimberly Hill Knott, Board Member
- (7) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

- (1) Jerry Watson, Board Member

MINUTES:

Board Member Osbern made a motion to approve the minutes for January 26, 2026 with any corrections.

Affirmative: Mr. Roberts, Thomas, Boman, Osbern, Weed
Mrs. 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: BZA2025-00044 – Council District #1

BZA PETITIONER: NASSER CHOUCAIR

OWNER: JIM SAFIEDINES SERVICE INC.

LOCATION: 18111 W. 8 MILE RD., between Southfield Rd and Ashton in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE W 1 THRU 6 196 275 THRU 269 & VAC ALLEYS ADJ ALL LOTS ABOVE SOUTHFIELD GATE SUB L63 P60 PLATS, W C R 22/675 250 IRREG

PROPOSAL: Nasser Choucair request dimensional variances to demolish the existing structure(s) for new development of a 2,640 square foot principal building without repositioning of underground tanks or alteration to the existing canopy to serve patrons, but including replacement of the existing (6) gas pump islands with (4) new gas pump islands provided; APPROVED w/Condition in Buildings, Safety Engineering and Environmental Department (BSEED) Case Conditional Land Use SLU2025-00086 in a B4 Zone (General Business District). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings, Safety Engineering, and Environmental Department's ten percent administrative adjustments. Deficient parking. 19 spaces required, 12 provided, 7 spaces deficient. Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

ACTION OF THE BOARD: Mr. Boman made a motion to dimensional variances to demolish the existing structure(s) for new development of a 2,640 square foot principal building without repositioning of underground tanks or alteration to the existing canopy to serve patrons, but including replacement of the existing (6) gas pump islands with (4) new gas pump islands provided; APPROVED w/Condition in Buildings, Safety Engineering and Environmental Department (BSEED) Case Conditional Land Use SLU2025-00086 in a B4 Zone (General Business District). Seconded by Board Member Osbern

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

Negative:

DIMENSIONAL VARIANCES GRANTED PENDING LETTER OF AUTHORIZATION TO PRESENT BEFORE THE BOARD

9:30 a.m.

CASE NO: BZA2025-00045 – Council District # 1

BZA PETITIONER: ALEXANDER BRYCE CONSULTING, LLC

OWNER: MAHA JABER

LOCATION: 20575 ASHTON, between Hessel and E Mile Rd. in a R1 Zone (Single Family Residential District)

LEGAL DESCRIPTION OF PROPERTY: W ASHTON LOTS 193 194 195 AND E 9 FT OF VAC ALLEY AND S 10 FT VAC ALLEY ADJ SOUTHFIELD GATE SUB L63 P60 PLATS, W C R 22/675 127.75 X 130 COMBINED ON 09/22/2022 FROM 22075329.002L, 22075329.001, 22075330

PROPOSAL: Alexander Bryce Consulting, LLC request dimensional variances to Develop an Accessory Parking Lot on existing vacant land to serve an existing business located at 18207 W 8 Mile Rd. Approved w/Conditions in Buildings Safety Engineering and Environmental Department (BSEED) SLU2025-00026 in a R1 Zone (Single-Family Residential District). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings, Safety Engineering, and Environmental Department's ten percent administrative adjustments. 50-14-342 ("Maximum lot size and width"): Excessive intensity and dimensional standard, 70-foot lot width required, 128-foot proposed, excessive by 58-feet and 8,500 square feet lot area required, 16,600 square feet proposed, excessive by 8,100 square feet in lot area); and b) Section 50-12-299(9)b ("Parking Lot Residential Setback"): Deficient front setback, 20-foot required, 5.6-foot proposed, 14.4-foot deficient. Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

ACTION OF THE BOARD: Mr. Boman made a motion to Grant dimensional variances to Develop an Accessory Parking Lot on existing vacant land to serve an existing business located at 18207 W 8 Mile Rd. Approved w/Conditions in Buildings Safety Engineering and Environmental Department (BSEED) SLU2025-00026 in a R1 Zone (Single-Family Residential District). Seconded by Board Member Osbern

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

Negative:

DIMENSIONAL VARIANCES GRANTED PENDING LETTER OF AUTHORIZATION TO PRESENT BEFORE THE BOARD

10:00 a.m. CASE NO: BZA2025-00048 – Council District #6

BZA PETITIONER: TIMOTHY FLINTOFF

OWNER: LUKAS BONDY

LOCATION: 3331 TRUMBULL, between Sycamore and Ash in a SD1 Zone (Special Development District Small scall mixed use.)

LEGAL DESCRIPTION OF PROPERTY: W TRUMBULL 56-60 MCKEOWNS' SUB OF S PART OF O L 96 WOODBRIDGE FARM L3 P50, W C R 248 X 130

PROPOSAL: Timothy Flintoff request dimensional variances for the construction of five separate townhouse structures contained a total of 25 dwelling units on a 32,240 square foot vacant site. Approved w/Conditions in Buildings Safety Engineering and Environmental Department (BSEED) SLU2025-00047- in a SD1 Zone (Special Development District, Small-Scale, Mixed-Use). 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 rear setback [Building E], excessive front setback [Building E], “the front, side, or rear setback of one building may not serve as the required front, side, or rear setback of a second building”; deficient horizontal distance [between Buildings A & C to Buildings B & Excessive lot coverage. Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

ACTION OF THE BOARD: Mr. Sherman made a motion to Adjourn at petitioners request for more community engagement. Seconded by Board Member Boman

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

Negative:

ADJOURNED WITHOUT DATE

Director Ribbron placed 2 cases before the Board for dismissal.

Case No. 54-23 5730 E. 8 Mile Rd. dismiss due to lack of progress

Case No. 53-23 3143 Bellevue dismiss at petitioners request

ACTION OF THE BOARD: Mr. Boman made a motion to Dismiss above cases. Seconded by Board Member Osbern

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

Negative:

CASES DISMISSED WITHOUT RETURN OF FEE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Osbern motioned that the meeting be adjourned. Board Member Boman seconded this motion which was unanimously carried and the meeting adjourned at 11:20 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp