

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

Anthony Sherman  
Council District 7



JAMES W. RIBBRON  
Director

BOARD OF ZONING APPEALS  
STAFF:

THOMINA DAVIDSON  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

APRIL PUROFOY  
INSPECTOR

City of Detroit  
Board of Zoning Appeals  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 212  
Detroit, Michigan 48226  
Phone: (313) 224-3595  
Fax: (313) 224-4597  
Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF  
SEPTEMBER 15, 2025

Pursuant to the Michigan Open Meetings Act as amended, which permits the ongoing implementation of hybrid electronic meetings to facilitate virtual public participation as stipulated by MCL 15.263a(2), the Board of Zoning Appeals will convene both in **PERSON AND VIA ZOOM**.

THE HEARINGS OF THE BOARD OF ZONING APPEALS CAN BE ATTENDED THROUGH THE FOLLOWING METHODS:

1. In person, Erma L. Henderson Auditorim, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center
2. To Attend by Zoom please utilize the following:

Zoom Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 816 4214 3162

If You Are Joining by Zoom, the Link Is:

<https://cityofdetroit.zoom.us/j/81642143162>

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing \*9
2. Zoom participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All individuals who are interested are welcome to attend and express their opinions. Those who wish to make oral presentations are strongly encouraged to provide written copies to the **BZA Office PRIOR TO THE HEARING**:

1. By utilizing our Smartsheet: <https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>
2. By emailing the department at [Boardofzoning@detroitmi.gov](mailto:Boardofzoning@detroitmi.gov)
3. Postal Mail, fax or hand delivery, please see information above.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

If you need additional information regarding this meeting, you can contact either  
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

WITH ADVANCE NOTICE OF SEVEN CALENDAR DAYS, THE CITY OF DETROIT WILL PROVIDE INTERPRETER SERVICES AT PUBLIC MEETINGS, INCLUDING LANGUAGE TRANSLATION AND REASONABLE ADA ACCOMMODATIONS. PLEASE CONTACT THE CIVIL RIGHTS, INCLUSION AND OPPORTUNITY DEPARTMENT AT (313) 224-4950, THROUGH THE TTY NUMBER 711, OR EMAIL AT [CRIO@DETROITMI.GOV](mailto:CRIO@DETROITMI.GOV) TO SCHEDULE THESE SERVICES.

ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEALS MUST BE SUBMITTED TO THE BZA DIRECTOR ([RIBBRONJ@DETROITMI.GOV](mailto:RIBBRONJ@DETROITMI.GOV)) AT LEAST TWO (2) WEEKS PRIOR TO THE SCHEDULED APPEALS HEARING. FOR QUESTIONS OR CONCERNS, PLEASE CALL (313) 224-4563.

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

DOCKET

- I. OPENING:

A. CALL TO ORDER.....9:00 A.M.

B. ROLL CALL

II. PROCEDURAL MATTERS:

III. MINUTES:

A. APPROVAL OF MINUTES: September 8, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

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

**VII. Public Comment / New Business**  
**Next Hearing Date: September 29, 2025**  
**VIII. ADVISEMENTS / OLD BUSINESS**  
**IX. MEETING ADJOURNED**

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