

## BOARD MEMBERS

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### Robert Roberts

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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](mailto:boardofzoning@detroitmi.gov)

REGULAR MEETING OF  
**M A R C H 9 , 2 0 2 6**

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: 89200132622

### If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/89200132622>

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

### **PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:**

#### **Public Comment Zoom:**

1. Telephone participants: Raise your hand by pressing \*9
2. Web 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 interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)  
via smartsheet, or email to [BOARDOFZONING@DETROITMI.GOV](mailto:BOARDOFZONING@DETROITMI.GOV) for the record.

### **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>

**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 to schedule these services.**

**"ANY AND/OR ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL  
MUST BE SENT TO THE BZA DIRECTOR (RIBBRONJ@DETROITMI.GOV) BEFORE 5:00 PM ON THE  
THURSDAY PRIOR TO THE BZA HEARING ON MONDAY. ANY INFORMATION RECEIVED AFTER 5:00 PM  
ON THURSDAY WILL NOT BE ACCEPTED."**

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

MARCH 9, 2026  
DOCKET CONTINUED

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

A. APPROVAL OF MINUTES: January 26, 2026

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: BZA2025-00049 – Council District #5

BZA PETITIONER: THE INTERSECTION CONSULTING GROUP LLC

LOCATION: 2971 BELLEVUE, between Benson and Charlevoix in an M4 Zone Intensive Industrial District.

LEGAL DESCRIPTION OF PROPERTY: W BELLEVUE S 29.40 FT 132 131 THRU 127 DESNOYERS P RESUB L3 P33 PLATS, W C R 15/132 189.40 X 163.27

PROPOSAL: The Intersection Consulting Group LLC., appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2023-00118 Decision Date: November 13, 2025, Effective Date: December 1, 2025, which DENIED the Establishment of a Scrap Tire Storage, Processing, or Recycling Facility in a M4 Zone (Intensive Industrial 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.

**MARCH 9, 2026**  
**DOCKET CONTINUED**

**9:45 a.m. CASE NO: 6-25 – Council District #7**

**BZA PETITIONER: LAND ROVERLAND, LLC-CANI DOHANI**

**LOCATION: 4564, 4580 & 4600 Oakman, between Chicago and Grand River in a M3 GENERAL INDUSTRIAL DISTRICT.**

**LEGAL DESCRIPTION OF PROPERTY:** W OAKMAN BLVD S 40 FT 67 66 ROBERT OAKMAN LAND COS PLYMOUTH AVE & OAKMAN HIGHWAY SUB L55 P80 PLATS, W C R 18/444 90 X 124.50 COMBINED ON 10/24/2024 WITH 18016348-9, 18016350-1 INTO 18016347-51; W OAKMAN BLVD 65&64 ROBERT OAKMAN LD COS PLYMOUTH AVE & OAKMAN HWY SUB L55 P80 PLATS, W C R 18/444 100 X 124.50 COMBINED ON 10/24/2024 WITH 18016347., 18016350-1 INTO 18016347-51; W OAKMAN BLVD 63 N 25 FT 62 OAKMAN ROBT LAND COS PLYMOUTH AVE & OAKMAN HGWY L55 P80 PLATS, W C R 18/444 75 X 124.50 9337.50 SQ FT COMBINED ON 10/24/2024 WITH 18016347., 18016348-9 INTO 18016347-51;

**PROPOSAL:** Land Roverland, LLC - Cani Dohani appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2024-00131 Decision Date: December 20, 2024, Effective Date: January 3, 2025, which DENIED permission to expand an existing Motor Vehicles, Used Salesroom or Sales Lot and Light Duty Vehicle Repair in a M3 Zone (GENERAL INDUSTRIAL 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; After careful consideration, we were unable to make the required findings of fact per Section 50-3-281. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions) AP

**VII. Public Comment / New Business**  
Next Hearing Date: March 16, 2026

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**