

## 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



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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 24, 2025**

### **MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday February 24, 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) Anthony Sherman, Board Member
- (3) Robert G. Weed, Board Member
- (4) Scotty Boman, Board Member
- (5) Robert Roberts, Board Member
- (6) Kimberly Hill Knott, Board Member
- (7) Elois Moore, Board Member
- (8) Jerry Watson, Board Member
- (9) Byron Osbern, Board Member

### **BOARD MEMBERS ABSENT:**

### **MINUTES:**

Board Member Watson made a motion to approve the minutes for February 17, 2025 with any corrections.

Affirmative: Mr. Weed, Watson, Roberts, Thomas, Boman  
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.





Case No. 79-24 continued:

**Mr. Roberts made a motion To Grant dimensional variances to waive interior landscaping for an Emergency Shelter in an existing, 36,417 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00252. Supported by Board Member Moore**

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

Negative:

**Mr. Thomas was not present for the vote**

**DIMENSIONAL VARIANCE FOR INTERIOR LANDSCAPING WAIVED**

**Mr. Roberts made a motion To Grant dimensional variances for proposed screening for an Emergency Shelter in an existing, 36,417 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00252. Supported by Board Member Moore**

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

Negative:

**Mr. Thomas was not present for the vote**

**DIMENSIONAL SCREENING VARIANCE GRANTED**

9:45 A.M.

**CASE NO: 86-24 – Council District #7**

**BZA PETITIONER: BRIAN ELLISON/GPSS SOUTHFIELD OWNER LLC**

**LOCATION: 12155 SOUTHFIELD RD, between I-96 and Capitol in a M4 Intensive Industrial District**

**LEGAL DESCRIPTION OF PROPERTY: Available Upon Request**

**PROPOSAL: GPSS Southfield Owner LLC request a dimensional variance to allow the proposed screening material of the shipping containers, excessive height of the shipping containers and the fact that the shipping containers are located within 20 feet of the property line for proposed use of Outdoor Storage and Parking of Semi Trailers which is a by right use in an M4 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. Zoning 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 variance to allow the proposed screening material of the shipping containers, excessive height of the shipping containers and the fact that the shipping containers are located within 20 feet of the property line for proposed use of Outdoor Storage and Parking of Semi Trailers which is a by right use in an M4 district. Seconded by Board Member Watson**

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

Negative:

Mr. Thomas was not present for the vote

**DIMENSIONAL VARIANCE GRANTED**

Director Ribbon informed the Board that at the Petitioner's Request Case No. 52-23 should be Dismissed without return of fee.

**ACTION OF THE BOARD: Mr. Watson made a motion to Dismiss at petitioners request without return of fee. Seconded by Board Member Moore**

Affirmative: Mr. Roberts, Thomas, Weed, Watson  
Mrs. Moore

Negative:

**CASE DISMISSED WITHOUT RETURN OF FEE**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Watson motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 12:55 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp