

ZONING APPEALS BOARD (51)

AGENCY PLAN: MISSION, GOALS AND BUDGET SUMMARY

MISSION:

As a quasi-judicial body, the Board's primary role is to hear and rule on appeals for relief or relaxation of the provisions and requirements of the Zoning Ordinance from any person, firm, partnership or corporation, or by any officer, department, commission, board, or bureau of the City aggrieved by a decision of an enforcing officer or any decision made by the Buildings, Safety Engineering and Environmental Department, where rigid enforcement could cause the appellant undue hardship or jeopardize equity or prevent proper utilization of property.

AGENCY GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance through improved Zoning and Land use training.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question and the general public.
3. Respond to City Council and administration referrals.
4. Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

AGENCY FINANCIAL SUMMARY:

<u>2011-12 Requested</u>		<u>2010-11 Budget</u>	<u>2011-12 Recommended</u>	<u>Increase (Decrease)</u>
\$ 863,290	City Appropriations	\$ 813,240	\$ 818,812	\$ 5,572
\$ 863,290	Total Appropriations	\$ 813,240	\$ 818,812	\$ 5,572
\$ 105,000	City Revenues	\$ 105,000	\$ 105,000	\$ -
\$ 105,000	Total Revenues	\$ 105,000	\$ 105,000	\$ -
\$ 758,290	NET TAX COST:	\$ 708,240	<u>\$ 713,812</u>	\$ 5,572

AGENCY EMPLOYEE STATISTICS:

<u>2011-12 Requested</u>		<u>2010-11 Budget</u>	<u>04-01-11 Actual</u>	<u>2011-12 Recommended</u>	<u>Increase (Decrease)</u>
<u>5</u>	City Positions	<u>5</u>	<u>5</u>	<u>5</u>	<u>0</u>
5	Total Positions	5	5	5	0

ACTIVITIES IN THIS AGENCY:

	<u>2010-11 Budget</u>	<u>2011-12 Recommended</u>	<u>Increase (Decrease)</u>
Land Use Controls	\$ 813,240	\$ 818,812	\$ 5,572
Total Appropriations	\$ 813,240	\$ 818,812	\$ 5,572

ZONING APPEALS BOARD (51)

LAND USE CONTROLS ACTIVITY INFORMATION

ACTIVITY DESCRIPTION: LAND USE CONTROLS

The Board of Zoning Appeals' primary role is to hear and decide appeals and review any order, requirement, decision or determination made in the enforcement of the City of Detroit Zoning Ordinance. The Board has certain discretionary powers in making its decision to comply with the powers granted to it by the local zoning ordinance and State Enabling Act. Any adjustment or reversal must conform to the provisions of the zoning ordinance and provide neighborhood and commercial stabilization.

GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance through improved Zoning and Land use training.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question, and the general public.
3. Respond to City Council and administration referrals.
4. To adhere and implement the adopted amendments to the new Zoning Ordinance where appropriate and provide workshops and training sessions for Board Members and staff.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

MAJOR INITIATIVES FOR FY 2010-11:

The Department is currently working with the City Planning Commission to conclude the comprehensive amendments to the City's new Zoning Ordinance.

The Department is also working to provide additional Technical Training for both the professional staff and Board Members. The Training will enable the Department to continue to improve the quality of service to customers, both citizens and businesses, through improved land use and planning technology.

PLANNING FOR THE FUTURE FOR FY 2011-12, FY 2012-13 and BEYOND:

The Department will continually work collectively with the City Planning Commission to work on amendments to the new City of Detroit Zoning Ordinance.

The Department will continually work to provide additional Technical Training for both the professional staff and Board Members. The Training will enable the Department to continue to improve the quality of service to customers, both citizens and businesses, through improved land use and planning technology.

ZONING APPEALS BOARD (51)

LAND USE CONTROLS MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2008-09 Actual	2009-10 Actual	2010-11 Projection	2011-12 Target
Inputs: Resources Allocated or Service Demands Made				
Cases appealed	86	105	120	120
Outputs: Units of Activity directed toward Goals				
Zoning variance request processing from submission of application	30 days	30 days	30 days	30 days
Referrals response time	5-7 days	5-7 days	5-7 days	5-7 days
Efficiency: Program Costs related to Units of Activity				
Percentage completed of computer upgrade	95%	96%	97%	97%
Cases per investigator	N/A	53	53	53
Field hours per case	N/A	75	75	75
Cost per case including everybody involved	N/A	\$2,724	\$ 2,724	\$ 2,724
Activity Costs	\$894,512	\$797,378	\$813,240	\$818,812

CITY OF DETROIT
Board of Zoning Appeals
Financial Detail by Appropriation and Organization

Board of Zoning Appeals Ordinance Admi Land Use Controls	2010-11 Redbook		2011-12 Dept Final Request		2011-12 Mayor's Budget Rec	
	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<i>APPROPRIATION ORGANIZATION</i>						
00183 - Land Use Controls						
510010 - Board of Zoning Appeals Ordinance A	5	\$813,240	5	\$863,290	5	\$818,812
APPROPRIATION TOTAL	5	\$813,240	5	\$863,290	5	\$818,812
ACTIVITY TOTAL	5	\$813,240	5	\$863,290	5	\$818,812

CITY OF DETROIT
Budget Development for FY 2011-2012
Appropriations - Summary Objects

	2010-11 Redbook	2011-12 Dept Final Request	2011-12 Mayor's Budget Rec
AC0551 - Land Use Controls			
<i>A51000 - Board of Zoning Appeals</i>			
SALWAGESL - Salary & Wages	369,314	355,702	355,702
EMPBENESL - Employee Benef	298,793	336,902	339,756
PROFSVCSL - Professional/Cor	77,000	89,450	57,000
OPERSUPSL - Operating Suppli	3,000	3,000	3,000
OPERSVCSL - Operating Servic	64,183	64,896	61,974
OTHEXPSSL - Other Expenses	950	13,340	1,380
<i>A51000 - Board of Zoning Appeals</i>	<i>813,240</i>	<i>863,290</i>	<i>818,812</i>
AC0551 - Land Use Controls	813,240	863,290	818,812
Grand Total	813,240	863,290	818,812

CITY OF DETROIT
Budget Development for FY 2011-2012
Appropriation Summary - Revenues

	2009-10 Actuals	2010-11 Redbook	2011-12 Dept Final Request	2011-12 Mayor's Budget Rec	Variance
A51000 - Board of Zoning Appeals					
<i>00183 - Land Use Controls</i>					
448115 - Other Fees	102,187	105,000	105,000	105,000	0
<i>00183 - Land Use Controls</i>	<i>102,187</i>	<i>105,000</i>	<i>105,000</i>	<i>105,000</i>	<i>0</i>
A51000 - Board of Zoning Appeals	102,187	105,000	105,000	105,000	0
Grand Total	102,187	105,000	105,000	105,000	0

**CITY OF DETROIT
MAYOR'S 2011-2012 RECOMMENDED BUDGET**

Board of Zoning Appeals

Appropriation	REDBOOK FY		DEPT REQUEST		MAYORS FY	
Organization	2010	2011	FY 2011	FY 2012	2011	2012
Classification			FTE		FTE	
00183 - Land Use Controls						
510010 - Board of Zoning Appeals Ordinanc						
Director - Board of Zoning App	1		1		1	
Asst to the Dir-Zoning Appeals	1		1		1	
Zoning Inspector	2		2		2	
Executive Secretary III	1		1		1	
Total Board of Zoning Appeals Ordinance Ad	5		5		5	
Total Land Use Controls	5		5		5	
Agency Total	5		5		5	

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