

## Board Members

**Robert E. Thomas**

Chairperson

**Vivian Teague**

Vice Chairperson

**Robert G. Weed**

Council District 1

**Elois Moore**

Council District 3

**Jacqueline Grant**

Council District 4

**Emmanuel Calzada**

Council District 6

**Kwame Finn**

Council District 7



**James W. Ribbron**

Director

**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**

### MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **February 27, 2018** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

#### BOARD MEMBERS PRESENT:

- (1) Elois Moore, Board Member
- (2) Vivian Teague, Board Member
- (3) Robert G. Weed, Board Member
- (4) Kwame Finn, Board Member
- (5) Jacqueline Grant, Board Member

#### BOARD MEMBERS ABSENT:

- (1) Robert E. Thomas, Board Member
- (2) Emmanuel Calzada, Board Member

#### MINUTES:

Board Member Teague made a motion to approve the minutes for February 20, 2018 and with corrections

Affirmative: Mr. Weed  
Ms. Teague, Moore, Grant  
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.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

**9:45 a.m. CASE NO.:** 93-17  
**APPLICANT:** Houssan M. Ahmad  
**LOCATION:** 14000 Schoolcraft Ave. Between: Stansbury Ave. and Ardmore St. in a M4 Zone (Intensive Industrial District) – Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** W STANSBURY THAT PT OF LOTS 21 THRU 16 DESC AS BEG AT INTSEC W LINE STANSBURY AVE 66 FT WD & N LINE SCHOOLCRAFT AVE 68.37 FT WD TH W ALG SD N LINE SCHOOLCRAFT AVE 209.20 FT TH ON CUR TO R 186.99 FT RAD 2442.47 FT CENT ANG 04D 23M 10S CH BRG N 11D 53M 17S E 186.94 FT TH ON CUR TO R 362.21 FT RAD 713.50 FT CENT ANG 29D 05M 10S CH BRG N 28D 37M 55S E 358.33 FT TH S 00D 07M W ALG W LINE STANSBURY AVE 497.44 FT TO P.O.B. OSCAR LE SEURES SUB L24 P52 PLATS, W C R 22/81 68,030 SQ FT

**PROPOSAL:** Houssan M. Ahmad seeks a variance of locational standards to establish a Used Auto Parts and Indoor Dismantling (by-right) (no outdoor storage) in an existing 30,555 square foot building in an M4 zone (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code in accordance with the procedures in Sec. 61-12-95 of this Code. Also, the location does not meet the standards for used auto sales lots. Section 61-12-91 of the Ordinance prohibits the establishment of a used auto sales lot within 1,000' of an existing used sales lot. There are three (3) existing used auto sales lots within 1,000' of the property, 14025 Schaefer (Sam's Auto Sales) – 820' feet away, 14240 Grand River (Schoolcraft Quality Auto Sales) – 505' feet away and 14101 Grand River (David Lowe Used Auto Sales – 600' feet away. (Sections 61-12-91, Retail, service and Commercial Uses – Spacing, 61-4-91(1) Variance of Spacing / Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Grant **locational standards to establish a Used Auto Parts and Indoor Dismantling (by-right) (no outdoor storage) in an existing 30,555 square foot building in an M4 zone (Intensive Industrial District).** Support by Board Member Moore.

Affirmative: Mr. Weed, Finn  
 Ms. Teague, Moore, Grant

Negative:

**DIMENSIONAL VARIANCES GRANTED**

10:45 a.m.

**CASE NO.:** 90-17

**APPLICANT:** Ralph Stegall

**LOCATION:** 8076 E. McNichols Rd. Between: Van Dyke and French Rd. in a R2 Zone (Two-Family Residential District). – Council District #3

**LEGAL DESCRIPTION OF PROPERTY:** S--E MC NICHOLS RD  
19&20 J W NUERNBERGS SUB L22 P39 PLATS, W C R  
17/462 80 X 150

**PROPOSAL:** Ralph Stegall seeks to change one non-conforming use (Lawn Mower sales & service w/open storage) to a non-conforming (Making Wood Pallets operation) in approximately 2726 square foot building located on a 12,000 square foot lot in an R2 zone (TWO-FAMILY RESIDENTIAL DISTRICT). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 61-2-46 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. (Sections 61-15-20 Change of nonconforming use to other nonconforming use.)  
**AP**

**ACTION OF THE BOARD:** Mr. Weed made a motion to Grant **change one non-conforming use (Lawn Mower sales & service w/open storage) to a non-conforming (Making Wood Pallets operation) in approximately 2726 square foot building located on a 12,000 square foot lot in an R2 zone (Two-Family Residential District).** Support by Board Member Grant

Affirmative: Mr. Weed, Finn  
Ms. Teague, Moore, Grant

Negative:

**CHANGE OF NONCONFORMING USE GRANTED**

**11:45 a.m. CASE NO.:** 91-17

**APPLICANT:** Karen Gage

**LOCATION:** 4104 Avery St. Between: W. Alexandrine St. and W. Willis St. in a R3 Zone (Low Density Residential District) – Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** E AVERY S 33.33 FT 12 BLK 6 AVERY & MURPHYS SUB L9 P42 PLATS, W C R 8/52 33.33 X 130. NEZ HOMESTEAD CERT #NH2012-0185 RELATED PARCEL #27120185.

**PROPOSAL:** Karen Gage requests dimensional variances to construct an addition of a 985 square foot, two-story, single family detached dwelling (By-Right), with a detached garage and car port to a 1,180 square foot single-family home in an R3 zone (Low Density Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments. Per Section 61-12-353, the new single-family residence would constitute a second principal; use of the zoning lot, thus is the subject of all applicable regulations; R3 intensity and dimensional standards – a minimum lot width of 50 feet is required; the current lot is 40 feet – 10 feet deficient, and a 4 foot minimum and 14 foot combined side setback lot is required; 0 feet side minimum and 0 feet combined side setback is proposed, and the maximum lot percentage coverage for ALL residential structures is 35%; the total combined lot coverage for both residential structures is 42% - 7% over. (Sections 61-13-4 R3 Intensity and Dimensional Standards, 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Grant dimensional Variances to construct an addition of a 985 square foot, two-story, single family detached dwelling (By-Right), with a detached garage and car port to a 1,180 square foot single-family home in an R3 zone (Low Density Residential District). Support by Board Member Moore.

Affirmative: Mr. Weed, Finn  
Ms. Teague, Moore, Grant

Negative:

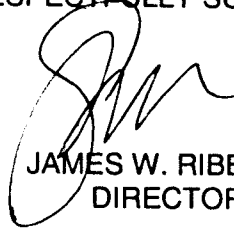
**DIMENSIONAL VARIANCES GRANTED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.**

\*\*\*\*\*

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Weed seconded this motion which was unanimously carried and the meeting adjourned at 12:06 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp