

Board Members



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Council District 3

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Council District 4

Emmanuel Calzada
Council District 6

Kwame Finn
Council District 7

City of Detroit
Board of Zoning Appeals
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MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **March 20, 2018** on the 13th Floor in the City Council Chambers, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-Chairperson of the Board Teague 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
- (6) Robert E. Thomas, Board Member

BOARD MEMBERS ABSENT:

- (1) Emmanuel Calzada, Board Member

MINUTES:

Board Member Teague made a motion to approve the minutes for March 13, 2018 and with corrections

Affirmative: Mr. Weed, Thomas, Calzada
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**.

9:15 a.m.

CASE NO.: 107-17 (aka BSEED 13-17)

APPLICANT: RAPHY YALDO

LOCATION: 8208 E. Seven Mile Rd. Between: Veach St. and Antwerp Ave. in a B4 Zone (General Business District) – Council District #3

LEGAL DESCRIPTION OF PROPERTY: S-E SEVEN MILE 337 THRU 340 MORAN & HUTTONS VAN DYKE AVE SUB L38 P5 PLATS, W C R 17/474 160.95 IRREG Split on 07/05/2017 with 17005013-4 into 17005013-18

PROPOSAL: Raphy Yaldo seeks a variance of locational standards to establish a Used Motor Vehicle Sales Lot in an existing 1,500 square foot building Approved w/conditions in BSEED #13-17 in a B4 zone (General Business District). This case is appealed because the location “does not meet the locational standards for Used Auto Sales Lots per section 61-12-91 which prohibits the establishment of used auto sales lot within 1000 ft. of an existing used auto sales lot; (1) auto sales lot located at 8326 E. Seven Mile is 440 ft. away. (Sections 61-12-213 Motor vehicles, used, salesroom or sales lot, 61-12-91 Retail, service, and commercial uses—Spacing 61-4-89 Variances in General, 61-4-81 Approval Criteria). AP

ACTION OF THE BOARD: Ms. Moore made a motion to Grant variance of locational standards to **establish a Used Motor Vehicle Sales Lot in an existing 1,500 square foot building Approved w/conditions in BSEED #13-17** in a B4 zone (General Business District). Support by Board Member Teague.

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

Negative:

SPACING VARIANCE GRANTED

10:15 a.m. CASE NO.: 111-17 (aka BSEED 12-17)
APPLICANT: GUMAAN ALTAIRI
LOCATION: 9000 Livernois Ave. Between: Howell St. and Ridgewood St. in a B4 Zone (General Business District). – Council District #6
LEGAL DESCRIPTION OF PROPERTY: E S LIVERNOIS 253 THRU 249 DAILEY PARK SUB L29 P80 PLATS, W C R 16/185 175 IRREG

PROPOSAL: Gumaan Altairi seeks a variance for parking to establish a Used Motor Vehicle Sales Lot and major Motor Vehicle Repair Facility APPROVED w/conditions in BSEED# 12-17 in a 6,330 square foot building in a B4 zone (General Business District). This case is appealed because of deficient parking. 12 (twelve) display spaces are provided and 7 (seven) customer parking spaces are proposed; 33 (thirty-three) parking spaces are required – 14 spaces deficient. (Sections 61-12-213 Motor vehicles, used, salesroom or sales lot, 61-12-91 Retail, service, Permitted dimensional variances, 61-4-91 (1) Parking and Approval Criteria).AP

ACTION OF THE BOARD: Ms. Teague made a motion to Grant parking variance to allow the establishment of **Motor Vehicle Repair Facility APPROVED w/conditions in BSEED# 12-17 in a 6,330 square foot building** in a B4 zone (General Business District). Support by Board Member Moore

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

Negative:

Mr. Weed did not participate in the vote as he did not hear the entire case.

PARKING VARIANCE GRANTED

11:15 a.m. **CASE NO.:** 07-18

APPLICANT: BANYAN INVESTMENTS, LLC

LOCATION: 1454 Townsend St. Between: Agnes St and St. Paul St in a R2 Zone (Two-Family Residential District) – Council District #5

LEGAL DESCRIPTION OF PROPERTY: E TOWNSEND N 3.78 FT OF 223 224 THRU 227 MOSES W FIELDS SUB L8 P37 PLATS, W C R 17/40 123.78 X 100

PROPOSAL: Banyan Investments, LLC request a variance TO convert an existing School to a Multiple-Family Dwelling (25 units) and construct a new Multiple-Family Dwelling (10 units) with accessory indoor recreation space in an R2 zone (Two Family Residential District). This case is appealed because Section 61-12-121(1) indicates in the R2 District, such uses shall have a maximum of eight (8) dwelling units, except where developed under the “School building adaptive reuses” provision as defined in Sec. 61-16-171 of this Code; the petitioner is requesting 10 units. (Sections 61-4-92(1, 2 &3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard, 61-8-40(2) Conditional residential uses, 61-12-121(1) Multi-Family Dwellings and 61-4-81 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant the addition of two additional units to the approved BSEED Grant of 8 multi family dwellings in a R2 zone. Support by Board Member Moore.

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

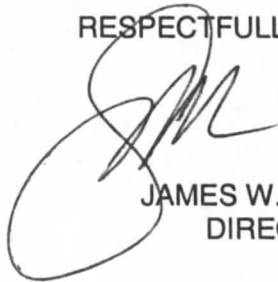
Negative:

2 ADDITIONAL MULTI FAMILY UNITS 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 Grant seconded this motion which was unanimously carried and the meeting adjourned at 12:00 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp