

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
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MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **July 9, 2019** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-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) Robert G. Weed, Board Member
- (2) Emmanuel Calzada, Board Member
- (3) Vivian Teague, Board Member
- (4) Robert E. Thomas, Board Member
- (5) Kwame Finn, Board Member
- (6) Elois Moore, Board Member
- (7) Jacqueline Grant, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Moore made a motion to approve the minutes June 18, 2019 with any corrections.

Affirmative: Mr. Weed, Thomas, Finn
Ms. Teague, 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.
- (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**.

10:00 a.m. **CASE NO.:** 42-19 (aka SLU2019-00057)

APPLICANT: MOSAIC PROPERTIES

LOCATION: 106 E. Forest Ave. between Woodward Ave. and John R. St in B4 (General Business District) City Council District #6

LEGAL DESCRIPTION OF PROPERTY: S FOREST W 25 FT 13 12 BROOKS & CARLISLES L1 P245 PLATS, W C R 1/67 55 X 155

PROPOSAL: Mosaic Properties request dimensional variances to construct a mixed-use development in a four (4) story, 7063 foot building consisting of six (6) Townhouse Units, four (4) Multi-family units and 1,034 square foot Office space in B4 Zone (General Business 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. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, Sec. 61-8-65. Intensity and dimensional standards, Sec. 61-12-126. Town houses. Sec. 61-13-106. Town houses, 61-13-4. Intensity and dimensional standards - Townhouses and 61-4-81 Approval Criteria.) AP

ACTION OF THE BOARD: Mr. Calzada made a motion to Grant dimensional variances to construct a mixed-use development in a four (4) story, 7063 foot building consisting of six (6) Townhouse Units, four (4) Multi-family units and 1,034 square foot Office space in B4 Zone (General Business District). Seconded by Mr. Finn

Affirmative: Mr. Thomas, Weed, Calzada, Finn

Negative: Ms. Grant, Moore, Teague

DIMENSIONALVARIANCES GRANTED

10:45 a.m.

CASE NO.: 34-19

APPLICANT: METRO SIGNS

LOCATION: 2135 Michigan Ave. between 14th and Wabash St. in a B4-H zone (General Business District-Historic) City Council District #6

LEGAL DESCRIPTION OF PROPERTY: S MICHIGAN 6 EXC MICHIGAN AVE AS WD SUB OF PT OF GODFROY FARM L1 P132 PLATS, W C R 10/24 39.90 X 45.84

PROPOSAL: Metro Signs requests permission to erect an internally illuminated Sign (Grandma Bob's Pizza) BY seeking waivers from developmental standards, use regulations and dimensional variances. The projecting sign is 13 square feet and internally illuminated. The signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District in a B4-H Zone (General Business District-Historic). This case is appealed because electronic message boards are not allowed to cover more than 25% of the sign face area and are considered flashing signs. In the Traditional Main Street Overlay area, animated signs with flashing or moving lights are prohibited. However, the Board of Zoning Appeals may modify this developmental standard specified in this article (Article XIV of this Chapter; Traditional Main Street Overlay Area) and after a public hearing, a variance may be granted by the Board based on the approval criteria of Section 61-4-81 of this Code in this instance; Illumination of signage shall be provided by external lighting. Internal illumination of signs is prohibited. (Sections 61-6-10 Electronic Message Boards, 61-6-7 Business Sign, 61-14-300(13) Illumination of Signs in TMSO area, 61-6-14 Identification Sign, 61-4-92(2) Other Variances, Variance of Development Standard and 61-4-81 Approval Criteria.) AP

Action of the Board: Ms. Teague made a motion to Grant permission to erect an internally illuminated Sign (Grandma Bob's Pizza) BY seeking waivers from developmental standards, use regulations and dimensional variances. The projecting sign is 13 square feet and internally illuminated. The signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District in a B4-H Zone (General Business District-Historic). Seconded by Ms. Moore

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

Negative:

Mr. Calzada not present for the vote

DIMENSIONAL VARIANCE GRANTED

Case No. 48-19

Property located at 14470 Livernois

Petitioner Attorney Morton requested permission to have case expedited to the earliest possible date for proposed Medical Marijuana Growing Facility.

**Action of the Board: Ms. Teague made a motion to Grant expedited hearing date for proposed Medical Marijuana Growing Facility
Seconded by Ms. Moore**

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

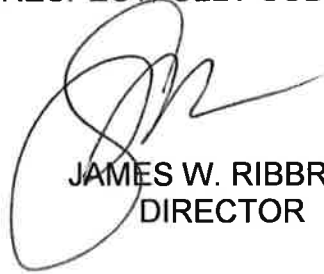
Negative:

EXPEDIATED HEARING DATE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Finn motioned that the meeting be adjourned. Board Member Grant seconded this motion which was unanimously carried and the meeting adjourned at 11:08 A.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written over a large, faint circular stamp or watermark.

JAMES W. RIBBRON
DIRECTOR

JWR/atp