

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Vivian Teague

Vice Chairperson
Council District 2

Robert G. Weed

Council District 1

Elois Moore

Council District 3

Michelle L. West

Council District 4

Debra T. Walker

Council District 6

Anthony Sherman

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

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 (929) 436-2866, Meeting ID: 83992865544

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/571081730?pwd=c1UvYUtwVlBUNmhlaitZbVdrTGk5dz09>,

Meeting ID: 571 081 730 and meet ID: 376542

If you need additional information regarding this meeting, our director
James Ribbron can be reached at (313) 939-1405.

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **April 13, 2021** by way of Zoom.

Vice-Chairperson of the Board Walker 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) Elois Moore, Board Member
- (3) Debra T. Walker, Board Member
- (4) Robert G. Weed, Board Member
- (5) Anthony Sherman, Board Member
- (6) Michelle L. West, Board Member
- (7) Vivian Teague, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Teague made a motion to approve the minutes for March 30, 2021 with any corrections.

Affirmative: Mr. Weed, Thomas, Sherman
Ms. Moore, Walker, West, Teague
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.: 18-21 aka SLU2019-00059**

APPLICANT: Loay Basatne

LOCATION: 13675 Plymouth, between Decatur and Schaefer in a M4 (Intensive Industrial District)-City Council District #7

LEGAL DESCRIPTION OF PROPERTY: S PLYMOUTH W 362.88 FT OF E 653.88 FT A EXCEPT N 33 FT W 462.88 FT OF E 753.88 FT B EXCEPT PENN R R R/W PLAT OF THE ESTATE OF JOHN KEAL L543 P404 DEEDS, W C R 22/586 84653 SQ FT

PROPOSAL: Loay Basatne appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2019-00059) which DENIED the establishment of a Junkyard Used Auto Parts Sales and Indoor Dismantling in an existing 6500 square foot and 2,040 sq. ft. building on a 1.94-acre site in an M4 (Intensive Industrial District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; A) At the time of the hearing, this site was still operating as an illegal junkyard despite notices from the property maintenance division to discontinue a such use and the site has several deficiencies.(Sections 50-4-101 Jurisdiction over Appeals of Administrative Decisions and Sec. 50-3-281 General approval criteria.) AP

ACTION OF THE BOARD: Ms. Teague made a motion to Dismiss this case due Executive Order No. 2021-01 the extension of Moratorium on applications for permits and/or licenses for new or expanded junkyards. Seconded by Ms. Moore

Affirmative: Mr. Weed, Sherman, Thomas
Ms. Moore, Walker, West, Teague

Negative:

DISMISSED WITH RETURN OF FEE

10:15 a.m. **CASE NO.:** 16-21 aka SLU2020-00083

APPLICANT: Rev. Faith Fowler-Cass Community Services

LOCATION: 1586 Monterey, between Woodrow Wilson and John C Lodge in a B4 - (General Business District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: E WOODROW WILSON 102-103-104-105 R OAKMANS MONTEREY HGTS SUB L29 P73 PLATS, W C R 6/171 88 X 100

PROPOSAL: Rev. Faith Fowler-Cass Community Services request variances to establish a Motor Vehicle Washing and steam cleaning facility on 8800 sq. ft, with a possible outdoor activity area is a conditional use in this zoning district. This facility will be by appointment only and open a few days out the week for vehicle detailing, with high efficiency steam cleaning. Residents that live in the nearby tiny homes, will work at the facility in a B4 – General Business District. 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 for a variance of the minimum setbacks; Per section 50-14-45, 10,000 square foot parcel is required, 8,800 square feet provided, 1,200 square feet deficient; Two stacking spaces are required per section 50-14-202. (Sections 50-4-13 - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

ACTION OF THE BOARD: Mr. Weed made a motion to Adjourn this case for the petitioner to meet with the surrounding community to explain the proposed development. **Seconded by Ms. Moore**

Affirmative: Mr. Weed, Thomas, Sherman
Ms. Walker, Moore, West, Teague

Negative:

AJOURNED WITHOUT DATE AND WITHOUT FEE

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member West seconded this motion which was unanimously carried and the meeting adjourned at 11:40 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp