

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
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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 **March 16, 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 Moore made a motion to approve the minutes for March 9, 2021 with any corrections.

Affirmative: Mr. Weed, Sherman, Thomas
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.:** 25-20 aka SPR2019-00045

APPLICANT: Parkstone Development Partners

LOCATION: 18520 W. Seven Mile between Greenview Ave and Glastonbury Rd. in an B1 (Restricted Business District) and B4 (General Business District)-City Council District #1

LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. N SEVEN MILE RD W ALL THAT PT OF S E 1/4 SEC 2 T I S R 10 3 DESC AS FOLS BEG AT A PTE IN W LINE MILLDALE SUB DIST N OD 01M W 60 FT FROM S W COR SD SUB TH S 88D 50M W 305.93 FT TH N OD 13M 10S E 1230.30 FT TH N 88D 59M E 300 .85 FT TH S OD 01M E 1229.53 FT TO P O B ALSO 240 THRU 265 AND VAC CAMBRIDGE AVE & VAC FAUST AVE ADJ SD LOTS ALSO N 83 FT OF 271 THRU 268 N 83 FT OF W 5 FT 267 AND VAC ALLEY & VAC FAUST AVE ADJ MILLDALE SUB L39 P62 PLATS, W C R 22/353 12.93 ACRES

PROPOSAL: Parkstone Development Partners requests dimensional variances for the proposed construction of three (3) buildings on one parcel, Bldg. A (B1 district); a government service agency will be 18,560 sq. ft. bldg.; Bldg. B (B1 district): an office will be 35,260 sq. ft. bldg. and Bldg. C (B4 district): retail will be 9,720 sq. ft. bldg. 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 the Zoning Ordinance, the maximum height allowed in this zoning district is 35'. Per the site plan, Building B has a building height of 64'. This is 29' excessive. In order to come into compliance, the petitioner will need to request a dimensional variance for the excessive building height. Sec. 50-14-342(1)(a,b)-Residential Screening; Per the Zoning Ordinance, parking that is adjacent to residentially zoned land not containing a residential structure requires an opaque screen wall 4-6' in height, and a landscaped 10' buffer; Per the site plan, a new vinyl coated chain link fence, 6' in height, but the landscape buffer is not 10' for the entire length of the proposed screening. This is deficient opacity and a continuous 10' landscaped buffer. In order to come into compliance, the petitioner must request a variance of these development standards. Sec. 50-14-343-Interior Landscaping Per the Zoning Ordinance, 18 square feet of landscaped area is required in parking areas with 25 to 100 spaces. 22 square feet of landscaped area is required in parking areas with 101 spaces or more. Per the site plan; Building A-280 spaces-4,860sf provided, 6,160sf required, 1,300sf deficient; Building B-305 spaces-6,710sf provided, 7,726sf required, 1,016sf deficient; Building C-63 spaces-2,462sf provided, 1,134sf required, 1,328sf deficient in order to come into compliance, the petitioner will need to request dimensional variances for all interior landscaping deficiencies. (Sections 50-4-131(1&6) Permitted Dimensional Variances, and 50-4-121 Approval Criteria.)

ACTION OF THE BOARD: Ms. Walker made a motion to Grant **dimensional variances for the proposed construction of 3 buildings on a large parcel of land in a B1 and B4 zone.** Seconded by Ms. West

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

Negative:

DIMENSIONAL VARIANCES GRANTED

10:15 a.m. CASE NO.: 11-21 aka SLU2020-00183

APPLICANT: Riley Rinnan/Studio Detroit Architects

LOCATION: 1714, 1720, 1728 & 1734 Crane between St. Paul St. and Kercheval Ave. in an R2 Two-Family Residential District -City Council District #5

LEGAL DESCRIPTION OF PROPERTY: E CRANE 20 F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 30 X 120; E CRANE 21 F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 30 X 120; E CRANE 22 F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 30 X 120; E CRANE 23 F A SCHULTES SUB L14 P30 PLATS, W C R 19/188 30 X 120

PROPOSAL: Riley Rinnan, Studio Detroit Architects request variances to Construct two, eight-unit, two-story Multiple-Family buildings on approximately 14,400 square feet of existing vacant land in an R2 Two-Family Residential 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; a) Per Section 50-14-34, twelve total parking spaces are required; eight parking spaces are proposed, thus is four spaces deficient; and b) Per Section 50-13-3 of the City of Detroit Zoning Ordinance, the required minimum front setback in a R2 District is twenty feet; six feet is proposed, thus is fourteen feet deficient; and c) Per Section 50-13-3 of the City of Detroit Zoning Ordinance, the required minimum side setbacks in a R2 District is thirty feet; fifteen feet is proposed, thus the buildings are fifteen feet deficient; and d) Per Section 50-13-3 of the City of Detroit Zoning Ordinance, the required Floor Area Ratio (F.A.R) is 4,876 square feet; 7,200 square feet is proposed, thus is excessive 68% ; and e) Per Section 50-13-3, the required Minimum Lot Width is seventy feet wide; sixty feet is provided, thus is ten feet deficient. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances Construct two, eight-unit, two-story Multiple-Family buildings on approximately 14,400 square feet of existing vacant land in an R2 Two-Family Residential District. Seconded by Ms. West

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

Negative:

DIMENSIONAL VARIANCES GRANTED

11:15 a.m. CASE NO.: 8-21 aka SLU2020-00005

APPLICANT: Morang Car Wash c/o John McMullen

LOCATION: 12101 Morang between Whitehill and Laing in B4 Zone General Business District-City Council District #4

LEGAL DESCRIPTION OF PROPERTY: W MORANG 417&418 OBENAUER BARBER LAINGS COS DUNORD PARK NO 1 L56 P24 PLATS, W C R 21/878 41.23 IRREG

PROPOSAL: Morang Car Wash c/o John McMullen appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00079) which DENIED the Construction of an 880 square foot addition to an existing Motor Vehicle Washing and Steam Cleaning facility in a B4 Zone General Business 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 inspection, the applicant had illegally installed business signage on the premises, along with improper façade color of the subject building which was painted bright red. Additionally, there was heavy pavement staining along the west side of the building, thus may aggravate any preexisting physical, social or economic deterioration of the adjacent residential community; and B) The subject property had outstanding fees and unresolved maintenance issues including unacceptable potable water distribution system, unacceptable vacuum breaker on the hose faucet, no inspection of the combustion equipment and no Certificate of Maintenance and Compliance, thus the proposed land use may be detrimental to or endanger the social, physical, environmental or economic well-being of the surrounding neighborhood. C) The addition to the subject property will block windows to the adjacent multiple-family dwelling to the west, thus will not be compatible with land uses on nearby zoning lots. (Sections 50-4-101 Jurisdiction over Appeals of Administrative Decisions and 50-3-281 General approval criteria.) AP

ACTION OF THE BOARD Mr. Weed made a motion to Deny request to Reverse the BSEED decision to allow the addition of an 880 square foot addition to an existing Motor Vehicle Washing and Steam Cleaning facility in a B4 Zone General Business District. **Seconded by Mr. Sherman**

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

Negative:

BSEED DECISION UPHELD, ADDITION DENIED

There being no further business to be transacted, Board Member Teague motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 1:45 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written in a cursive style.

JAMES W. RIBBRON
DIRECTOR

JWR/atp