

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 23, 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 West made a motion to approve the minutes for March 16, 2021 with any corrections.

Affirmative: Mr. Weed, Sherman,
Ms. Moore, Walker, West
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.:** 12-21 aka SLU2020-00105

APPLICANT: ADR Consultants/Barry Ellentuck

LOCATION: 2020-2028 24th St. (AKA 2024 and 2026 24th St) between Michigan and Dalzelle in an R2 Zone Two-Family Residential District -City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E 24TH 37 SUB OF PORTER FARM L1 P25 PLATS, W C R 12/126 1 SUB OF PORTER FARM L6 P10 PLATS, W C R 12/127 76.23 IRREG

PROPOSAL: **ADR CONSULTANTS/BARRY ELLENTUCK** request dimensional variances to Demolish an existing single-family dwelling on the rear portion of a lot and construct a new two story, 4,499 square foot Multiple-Family Dwelling along with ten accessory parking spaces APPROVED w/Conditions in BSEED SLU2020-00105, in an R2 Zone 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; that prior to issuance of permit, the applicant shall obtain the following variances from the Board of Zoning Appeals: a) Per Section 50-12-431 (“Number of buildings on a zoning lot”), “Not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts”; and b) Per Section 50-14-341(“Right-of-way screening”), the proposed surface parking lot along 24th Street does not contain the necessary right of way screening as required for surface lots. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP**

ACTION OF THE BOARD: Mr. Weed made a motion to Adjourn this case with fee and without date at petitioners request. Seconded by Ms. Moore

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

Negative:

ADJOURNED WITH FEE AND WITHOUT DATE

10:15 a.m. CASE NO.: 43-20 aka BSEED SLU2019-00051

APPLICANT: Jimmie Henderson

LOCATION: 8911, 8885, 8877 & 8873 Grand River between Hillsboro St and S Clarendon St in a B4 zone (General Business District) -City Council District #5

LEGAL DESCRIPTION OF PROPERTY: S GRAND RIVER 15 THRU 11 FREDERICK C MARTINDALE SUB L32 P19 PLATS, W C R 16/167 100 X 100; S GRAND RIVER 19&18 FREDERICK C MARTINDALE SUB L32 P19 PLATS, W C R 16/167 40 X 100; S GRAND RIVER 20 FREDERICK C MARTINDALE SUB L32 P19 PLATS, W C R 16/167 20 X 100

PROPOSAL: Jimmie Henderson requesting dimensional variances on an approved Major Motor Vehicle Repair and Used Auto Sales Facility with deficient accessory parking in an existing, two-story, 9,800 square foot building. The subject site is within a B4 (General Business) zoning 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; that prior to issuance of permit, the applicant shall obtain the following variances from the Board of Zoning Appeals: Deficient parking for motor vehicle repair and deficient parking for the used auto sales, deficient right of way screening. (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 (parking) variance an approved Major Motor Vehicle Repair and Used Auto Sales Facility with deficient accessory parking in an existing, two-story, 9,800 square foot building. The subject site is within a B4 (General Business) zoning district. **Seconded by Ms. Teague**

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

Negative:

DIMENSIONAL (Parking) VARIANCE GRANTED

There being no further business to be transacted, Board Member West motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 11:03 A.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to read 'JWR', with a large, stylized flourish at the end.

JAMES W. RIBBRON
DIRECTOR

JWR/atp