

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 (213) 338-8477, Meeting ID: 82469728510

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/82469728510>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **July 20, 2021** by way of Zoom.

Chairperson of the Board Thomas 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) Robert G. Weed, Board Member
- (3) Anthony Sherman, Board Member
- (4) Vivian Teague, Board Member
- (5) Debra T. Walker, Board Member

BOARD MEMBERS ABSENT:

- (1) Michelle L. West, Board Member
- (2) Elois Moore, Board Member

MINUTES:

Board Member Weed made a motion to approve the minutes for July 13, 2021 with any corrections.

Affirmative: Mr. Weed, Thomas, Sherman
Ms. Teague, Walker
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.: 31-21 aka SPR2020-00066
APPLICANT: Allied Media Projects
LOCATION: 4731 Grand River between 14th and 15th St. in a **B4 - (GENERAL BUSINESS DISTRICT)**- City Council District #6
LEGAL DESCRIPTION OF PROPERTY: S GRAND RIVER 398 399 SUB OF PT OF THE GODFROY FARM L1 P293 PLATS, W C R 10/32 ALSO 635 THRU 641 SUB OF PC 44 L68 P2-3 DEEDS, W C R 10/31 325.51 IRREG 33605 SF 124
PROPOSAL: David Rzyzi request dimensional (parking) variances to the develop office spaces in a newly constructed four story building. The existing one story building will be a proposed restaurant without drive-up or drive through facilities. These uses are by-right in this zoning districts 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;77 parking spaces are required, 40 parking spaces are provided, 37 parking spaces deficient. A hearing with the Board of Zoning appeals is required to waive the deficient parking. A 4 foot to 6-foot masonry wall must be provided along the rear of the parking lot to screen the residential to the south, per section 50-14-342 of the Detroit Zoning Ordinance. (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 **Adjourn this case without fee and without date for BSEED to review a revised site plan and issue a new report for requested variances.** Seconded by Ms. Teague

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

Negative:

ADJOURNED WITHOUT DATE AND WITHOUT FEE

10:15 a.m. CASE NO: 36-21 aka SPR2020-00085
APPLICANT: 3701 Lincoln LLC
LOCATION: 3700 Trumbull & 3701 Lincoln between Selden & Brainard in a R3-H - (LOW DENSITY RESIDENTIAL DISTRICT – Historic)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E TRUMBULL N 48 FT 42 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 48 X 124 & W LINCOLN 47 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 50 X 124

PROPOSAL: 3701 Lincoln LLC request dimensional variances for the proposed development (Towns @ Scripps Park) for 64 new-construction townhomes. Approximately fifteen, 3- story buildings consisting of attached townhouse units in a (R3-H - LOW DENSITY RESIDENTIAL DISTRICT - Historic). 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; the following dimensional variance shall be obtained from the Board of Zoning Appeals prior to seeking building permits: Per Section 50-13-4 (“R3 District, Townhouses (attached group)”), a) Townhouses (attached group) Parcels 1-5 or Units 45 to 57): Front Setbacks: 20’ required; 10’ and 15’ proposed, 10’ and 5’ deficient; and Rear Setbacks: 30’ required; 8’.1” proposed, 21’.11” deficient b) Townhouses (attached group) Parcels 6-7 or Units 58 to 62): Front Setbacks: 20’ required; 9’.8” and 15’ proposed, 10’.4” and 5’ deficient; and Rear Setbacks: 30’ required; 5’.3” proposed, 24’.9” deficient c) Townhouses (attached group) Parcels 8 (or Units 1, 19, 33 & 42) Front Setbacks: 20’ required; 10’ proposed, 10’deficient; and Rear Setbacks: 30’ required; 13’.8” proposed, 16’.4” deficient (Sections 50-4-131(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 development (Towns @ Scripps Park) for 64 new-construction townhomes. Approximately fifteen, 3- story buildings consisting of attached townhouse units in a (R3-H - LOW DENSITY RESIDENTIAL DISTRICT - Historic). Seconded by Ms. Teague

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

Negative:

DIMENSIONAL VARIANCES GRANTED

There being no further business to be transacted, Board Member Teague motioned that the meeting be adjourned. Board Member Sherman seconded this motion which was unanimously carried and the meeting adjourned at 11:22 P.M.

RESPECTFULLY SUBMITTED

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

JAMES W. RIBBRON
DIRECTOR

JWR/atp