

## 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**  
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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 **SEPTEMBER 21, 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
- (6) Michelle L. West, Board Member
- (7) Elois Moore, Board Member

### **BOARD MEMBERS ABSENT:**

**MINUTES:**

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

Affirmative: Mr. Weed, Thomas, Sherman  
Ms. Teague, Walker, Moore, 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.:** 56-21 aka SPR2021-00007

**APPLICANT:** Tim Flintoff

**LOCATION:** 2733 Harrison (2741 Harrison) between Pine and Spruce in a R2 Zone (Two-Family Residential District) -City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** W HARRISON W 28.50 FT OF LOTS 240&239 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 62 X 28.50

**PROPOSAL:** Tim Flintoff request dimensional variances to construct a four-unit, three-story 4,800 square foot Townhouse development with detached garages on existing vacant land in a (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; that this grant is only to Establish a four unit Townhouse with accessory parking and cannot be further expanded, enlarged, altered, or modified in any manner without the prior approval of the BSEED or Board of Zoning Appeals; Per Section 50-13-3 of the City of Detroit Zoning Ordinance, prior to issuance of permits, the applicant shall obtain the following variances from the Board of Zoning Appeals: a) Deficient front setback: 4' provided, 20' required, 16' deficient; and b) Deficient side setbacks: 11'.3" & 22'6" total required; 4' & 8' total proposed, 7'; 3" & 14' .6" deficient; and c) Deficient Lot Area: 7,000 s.f. required, 6,758 s.f. provided, 242's.f. deficient; and d) Lot width: 70' required, 62' provided, 8' deficient; and e) Excessive Floor Area Ratio (F.A.R) is 0.5 or 3,636 s.f./ 4,800 s.f. or .66 proposed, 1,164 s.f. or 17% excessive; and f) Maximum Lot Coverage: 35% required, 52% proposed (17% excessive);and g) Off-Street Parking: six spaces required, four spaces proposed, deficient two spaces. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

**ACTION OF THE BOARD:** Ms. Walker made a motion to **Grant dimensional variances to construct a four-unit, three-story 4,800 square foot Townhouse development with detached garages on existing vacant land** in a (R2 - Two-Family Residential District). Seconded by Mrs. Moore

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

Negative:

**DIMENSIONAL VARIANCES GRANTED**

10:15 a.m. **CASE NO.:** 44-21 aka SPR202-00047  
**APPLICANT:** Tekton Development  
**LOCATION:** 2601 Harrison between Pine and Spruce in R2 Zone (Two-Family Residential District). - City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** W HARRISON 225 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100  
**PROPOSAL:** Tekton Development request dimensional variances for the development of (2) Two story attached 2 family Dwellings in a (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; the following dimensional variance shall be obtained from the Board of Zoning Appeals prior to seeking building permits: Deficient lot width, deficient lot square footage, deficient front setback, deficient side yard set back, deficient rear yard setback, excessive lot coverage and excessive F.A.R. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to **Grant dimensional variances for the development of a 4 unit, 2 story Multi-Family Dwelling appr. 1498 sq. ft. currently on vacant land 3100 sq. ft** in a (R2 - Two-Family Residential District). Seconded by Ms. Walker

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

Negative:

**DIMENSIONAL VARIANCE GRANTED**

11:15 a.m. **CASE NO.:** 45-21 aka SPR202-00048

**APPLICANT:** Tekton Development

**LOCATION:** 2623 Cochrane between Pine and Spruce in a R2 Zone - (Two-Family Residential District) - **City Council District #6**

**LEGAL DESCRIPTION OF PROPERTY:** W COCHRANE 212  
PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X  
100

**PROPOSAL:** Tekton Development request dimensional variances for the development of (2) Two story attached 2 family Dwellings in a (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; the following dimensional variance shall be obtained from the Board of Zoning Appeals prior to seeking building permits: Deficient lot width, deficient lot square footage, deficient front setback, deficient side yard set back, deficient rear yard setback, excessive lot coverage and excessive F.A.R. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to **Grant dimensional variances for the development of a 4 unit, 2 story Multi-Family Dwelling appr. 1498 sq. ft. currently on vacant land 3100 sq. ft** in a (R2 - Two-Family Residential District). Seconded by Ms. Walker

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

Negative:

Mrs. Moore was not present for the vote

**DIMENSIONAL VARIANCE GRANTED**

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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 11:45 A.M.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON  
DIRECTOR

JWR/atp