

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Debra T. Walker

Vice Chairperson
Council District 6

Robert G. Weed

Council District 1

Vivian Teague

Council District 2

Elois Moore

Council District 3

Vacant

Council District 4

Anthony Sherman

Council District 7



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

REGULAR MEETING OF
MAY 10, 2022

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
APRIL PUROFOY
DEJA SAMMONS

Pursuant to the City of Detroit Health Department Emergency Epidemic Order in Response to the COVID-19 Pandemic Per MCL 333.2453, Declaration of Continued Emergency Due to COVID-19, to Extend Remote Public Access to Open Meetings and Prohibit Gatherings at Meetings that Risk the Personal Health and Safety of Members of the Public and Public Bodies, effective from January 1, 2022 to March 31, 2022, the City of Detroit, Board of Zoning Appeals (BZA) will be:

IN-PERSON IN THE ERMA L. HENDERSON AUDITORIUM ON THE 13TH FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE., DETROIT, MI 48226

As pursuant to public health guidelines, the meeting room will be subject to space limitations, and there are NO additional opportunities for public viewing within the building. For the safety of attendees and participants, it is recommended that the public participate by means of one of the methods listed below:

1. In person. Please be advised due to COVID restrictions the space is limited to 15 people. Petitioners will be given first preference. Once the limit is reached you will not be allowed to enter the building.
2. The Board of Zoning Appeals Hearings may be viewed in the following manner.

Join Zoom Meeting

<https://cityofdetroit.zoom.us/j/84422726457>

Meeting ID: 844 2272 6457

Dial by your location

+1 267 831 0333 US (Philadelphia)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 213 338 8477 US (Los Angeles)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

MINUTES:

Board Member Moore made a motion to approve the minutes for April 26, 2022 with any corrections.

Affirmative: Mr. Weed, Sherman, Thomas
Ms. Moore, Walker, 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.:** 9-22 aka SLU2021-00103

APPLICANT: Jason Faraday(JJ’s House)

LOCATION: 3985 Commonwealth between Selden and W. Alexandrine in a R2
Zone (Two-Family Residential District) - City Council District #6

LEGAL DESCRIPTION OF PROPERTY: W COMMONWEALTH 18 N 2.50 FT 19 BLK 3
AVERY & MURPHYS SUB L9 P42 PLATS, W C R 8/52 50.29 X 130

PROPOSAL: Jason Faraday (JJ’s House) request variances add living quarters
to existing garage. (carriage house) **APPROVED** w/Conditions in
BSEED Case No: SLU2021-00103; Board of Zoning Appeals
hearing was held & approved on May 12, 2020 to waive intensity &
dimensional standards in a R2 Zone – (Two-Family Residential
District). This case is appealed because 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. Deficient
side setbacks for garage: 3’-0” required / 0’-0” Provided (50-13-
226) • Excessive height of an accessory structure: 15’
maximum/16’-0 ¾” proposed (50- 4-123 [4], 50-13-4) • Second
principal use. (Sections 50-4-131 (1&6) - Permitted dimensional
variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances to add
living quarters to existing garage. (carriage house) **APPROVED**
w/Conditions in BSEED Case No: SLU2021-00103. Seconded by
Board Member Sherman.

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

Negative:

DIMENSIONAL VARIANCES GRANTED

10:15 a.m. **CASE NO.:** 61-21
APPLICANT: Angela Young
LOCATION: 14442 Harbor Island between Lakewood and Alter Rd. in R1 Zone (Single-Family Residential District) – City Council District #4
LEGAL DESCRIPTION OF PROPERTY: S HARBOR ISLAND 22 E 15 FT OF 21 MOTOR BOAT SUB L28 P31 PLATS, W C R 21/298 45 X 120
PROPOSAL: Angela Young is requesting a dimensional variance to rebuild a detached accessory two-car garage within an R1 Zone (Single-Family Residential District). This case is appealed because 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. Deficiencies: 50-13-226-Features allowed within required setbacks; Garages and other accessory structures may not be located less than three feet from the rear lot line and unattached garages and other accessory structures may not be located less than three feet from a side property line; Side setback: .82 ft. proposed (north setback), (2.18". deficient). The applicant needs to petition the Board for a dimensional variance. (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 rebuild a detached accessory two-car garage within an R1 Zone (Single-Family Residential District). Seconded by Ms. Moore

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

Negative:

DIMENSIONAL VARIANCES GRANTED

11:15 a.m. **CASE NO.:** 8-22 (aka SLU2020-00125)
APPLICANT: Nina Chase
LOCATION: 225 Manistique between Korte and Scripps in a R2 Zone (Two-Family Residential District) - City Council District #4

LEGAL DESCRIPTION OF PROPERTY: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2021. W MANISTIQUE 204-205 BURTON & FREUDS RIVERSIDE BLVD SUB L29 P36 PLATS, WCR 21/387 60 X 122.29A SPLIT/COMBINED ON 01/03/2019 FROM 21061843.,21061844

PROPOSAL: Nina Chase request variances to Construct an elevated, 776 square foot Neighborhood Center, non-profit APPROVED w/Conditions in BSEED Case: SLU2020-00125, Decision Date; September 7, 2021; Effective Date: September 21, 2021, in a R2 Zone (Two-Family Residential District). This case is appealed because 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 variance from the Board of Zoning Appeals: Per section 50-14-34, 7 parking spaces are required, 0 parking spaces provided, 7 parking spaces deficient. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Ms. Moore made a motion to Grant dimensional variances to Construct an elevated, 776 square foot Neighborhood Center, non-profit APPROVED w/Conditions in BSEED Case: SLU2020-00125, Decision Date; September 7, 2021; Effective Date: September 21, 2021, in a R2 Zone (Two-Family Residential District). Seconded by Mr. Sherman

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

Negative:

PARKING VARIANCE GRANTED

12:15 a.m. **CASE NO.:** 3-22 aka SLU2021-00075
APPLICANT: TIZB, LLC
LOCATION: 8817 Lyndon between Wyoming and Cloverdale in a M4 Zone (Intensive Industrial District) - City Council District #6
LEGAL DESCRIPTION OF PROPERTY: S LYNDON 267 ASSESSORS DETROIT PLAT NO 19 L74 P27 PLATS, W C R 16/468 12,458 SQ FT

PROPOSAL: TIZB, LLC request variances to establish a Marihuana Grower Facility (MMGF) in an existing 7,953 square foot building APPROVED w Conditions in BSEED Case No: SLU2021-00075 effective date November 17, 2021, in a M4 Zone (Intensive Industrial District). This case is appealed because 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. Deficient parking. That the applicant provides a recorded variance from the Board of Zoning Appeals for the parking deficiency at the time of applying for a building permit; the site plan shows one accessible space on site and proposed shared parking at 8920 Lyndon. However, because the shared parking spaces are more than 100 feet away a waiver is required. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances to establish a Marihuana Grower Facility (MMGF) in an existing 7,953 square foot building APPROVED w Conditions in BSEED Case No: SLU2021-00075 effective date November 17, 2021, in a M4 Zone (Intensive Industrial District). Seconded by Ms. Moore

Affirmative: Mr. Weed, Thomas
 Ms. Teague, Moore

Negative:

Mr. Sherman and Ms. Walker were not present for the vote

PARKING VARIANCE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Weed seconded this motion which was unanimously carried and the meeting adjourned at 1:00 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp