

## BOARD MEMBERS

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Director

## BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON  
APRIL PUROFOY  
DEJA SAMMONS

## REGULAR MEETING OF JUNE 28, 2022

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 13<sup>TH</sup> FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE., DETROIT, MI 48226**

### **VIRTUAL ATTENDANCE IS STRONGLY ENCOURAGED.**

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](mailto: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>

**DOCKET**

- I. **OPENING:**
  - A. **CALL TO ORDER.....9:00 A.M.**
  - B. **ROLL CALL**

II. **PROCEDURAL MATTERS:**

III. **MINUTES:**

- A. **APPROVAL OF MINUTES: June 21, 2022**

IV. **COMMUNICATIONS:**

V. **MISCELLANEOUS BUSINESS:**

VI. **PUBLIC HEARING**

9:15 a.m. **CASE NO.:** 57-21 aka BLD2020-05401

**APPLICANT:** Erick Gutierrez

**LOCATION:** 7293 Warwick between Warren and Sawyer in a R1 – Single-Family Residential District)- City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** W WARWICK 291 WARRENDALE SUB L43 P38 PLATS, W C R 22/264 40 X 128 SPLIT ON 03/24/2020 WITH 22086715. INTO 22086715-6;

**PROPOSAL:** Erick Gutierrez request variances to build a Carport, detached accessory building or structure on property located at 7293 Warwick in a R1-Single 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; Sec. 50-13-209. - Height of accessory buildings. (a)No detached accessory building or structure in any R1 or R2 District shall exceed the height of the principal building or structure, or 15 feet, whichever is less. (b)The height of buildings accessory to single family and two-family detached dwellings shall be limited to one story, and shall not exceed 15 feet. (Sections 50-4-13 - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

JUNE 28, 2022  
DOCKET CONTINUED

9:45 a.m.     **CASE NO.:**           22-22

**APPLICANT:**        Brian Hurttienne

**LOCATION:**            1500 Van Dyke, between St. Paul and Agnes in an R2 Two-Family Residential District- City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** E VAN DYKE W 119.42 FT 18 EXC E 17 FT OF S 20 FT W 119.42 FT 19 COE, DENHAM & SHIPHERDS SUB L4 P61 PLATS, W C R 17/217 60 IRREG

**PROPOSAL:**            Brian Hurttienne is requesting dimensional variances for a proposed 4-story, 53-unit multi-family building with 1<sup>st</sup> floor commercial (36,146 square feet) along with five, 4-story attached townhomes (10,954 square feet) at the northeast corner of Van Dyke Avenue and Coe Street. Additionally, the properties located at 1514 and 1532 Van Dyke shall be demolished by the applicant. The proposed uses of ‘Residential use combined in structures with permitted commercial use’, ‘Townhouse’ with accessory off-street parking for operable private passenger vehicles’ are permitted by-right. After reviewing your revised site plans and documents, Buildings, Safety Engineering & Environmental Department approved with condition(s) SLU2021-00154; Site Plan Review Only (“The Coe at West Village-Phase II”). This case is appealed the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED 10% administrative adjustments for a variance of minimum setbacks. Section 50-13-6 (R5, Intensity and dimensional standards) Multi-Family Dwelling Units (53 units) Front Setback (Van Dyke): 20’required, 0’provided, 20’deficient Side Setback (Formula A): 18’required, 0’provided, 13’ deficient RSR (Recreational Space requirement), 0.085 or 2,305 square feet required, 0’RSR provided, 2,305 square feet deficient; and Townhomes (5 units) Front Setback (Coe): 20’required, 0’provided, 20’deficient Side Setback (Formula A):18’ required, 1’7”provided, 16’5”deficient; Per Section 50-14-343 (“Interior landscaping”), a minimum of 684 square feet of interior landscaping (and two shade trees) shall be provided on your construction drawings for the 38 off-street, rear surface spaces at time of permit. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:15 a.m.     **CASE NO.:**            12-22

**APPLICANT:**        Jose Orozco

**LOCATION:**            5439 Florida, between Panama and McGraw in an M3 Zone (General Industrial District)-City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** W FLORIDA 44 SEYMOUR & TROESTERS MICHIGAN AVE SUB L28 P86 PLATS, W C R 18/346 30 X 90

**PROPOSAL:**            Jose Orozco seeks variances for a constructed addition to the existing single-family dwelling (including porch expansion) and a detached accessory garage. The subject site is within an R2 - Two-Family Residential District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Excessive lot coverage, front setback deficiency, rear setback deficiency for the accessory garage, and deficient distance between the principal structure and the accessory garage. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

**10:45 p.m. CASE NO.: 16-22**  
**APPLICANT: Keith Beasley**  
**LOCATION: 438, 444, 450 Meldrum** between E. Jefferson and Lafayette in a SD4 (Special Development District, Riverfront Mixed-Use)- City Council District #5  
**LEGAL DESCRIPTION OF PROPERTY: E MELDRUM N 1/2 3 SUB OF PT OF THE MELDRUM & BEAUFIT FARMS L1 P304 PLATS, W C R 15/10 30 IRREG; E MELDRUM S 1/2 4 SUB OF PT OF THE MELDRUM & BEAUFIT FARMS L1 P304 PLATS, W C R 15/10 30 X 120.32**  
**PROPOSAL: Keith Beasley is requesting to change nonconforming Truck Repair to a Banquet Hall in a SD4 (Special Development District, Riverfront Mixed-Use). A public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26. - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings and 50-4-121 Approval Criteria.)AP**

**VII. Public Comment / New Business**  
Next Hearing Date: July 12, 2022

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**