

## BOARD MEMBERS

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## BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON  
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## REGULAR MEETING OF MAY 24, 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: May 17, 2022**

IV. **COMMUNICATIONS:**

V. **MISCELLANEOUS BUSINESS:**

VI. **PUBLIC HEARING**

9:15 a.m. **CASE NO.:** 24-22

**APPLICANT:** Tetra Tech, Inc

**LOCATION:** 95 Alger between Woodward Ave. and John R. St. in R3 Zone (Low Density Residential District) - City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** N ALGER 5 THRU 11; JOS R MCLAUGHLINS LIBER 16 PAGE 77 PLATS, W.C.R. 1/115 361.8 X 113 (PIN 01002726-30)

**PROPOSAL:** Tetra Tech, Inc. is requesting dimensional variances to construct a 52-space Accessory Parking Lot on existing vacant land to serve a renovated office building APPROVED with Conditions in BSEED Case SLU2022-00003, Decision Date: March 11, 2022, Effective Date: March 25, 2022. The subject site is within an R3 Zone (Low Density Residential District). This case appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; Section 50-3-281 of the Detroit Zoning Ordinance, specifically: A)That the conditional use is consistent with the City of Detroit Master Plan designation of Low Density Residential (RL); and B)That the use will not substantially diminish or impair property values within the neighborhood; and C)The proposed 52-space parking lot will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Middle-Woodward corridor. (50-4-131 - 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\*

10:15 a.m. **CASE NO.:** 25-22 aka SPR2021-00056 (2<sup>nd</sup> Submission)  
**APPLICANT:** Tetra Tech, Inc  
**LOCATION:** 707 W. Milwaukee between 3<sup>rd</sup> Ave. and 2<sup>nd</sup> Ave. in M3 Zone (General Industrial District)-City Council District #5  
**LEGAL DESCRIPTION OF PROPERTY:** S MILWAUKEE 134 THRU 137 LEAVITTS SUB L9 P17 PLATS, W C R 4/64 120 X 107.50  
**PROPOSAL:** Tetra Tech, Inc. is requesting dimensional (parking) variances to a proposed Government Service Agency and offices. The subject site is within an M3 Zone (General Industrial District). This case is appealed because 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. Deficient parking 192 total parking spaces required, 117 parking spaces provided, 75 parking spaces deficient. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

11:15 a.m. **CASE NO.:** 2-22 aka SPR2021-00056 (2<sup>nd</sup> Submission)  
**APPLICANT:** Todd Mistor  
**LOCATION:** 2806 Cochrane between Perry and Temple in a R2 Zone (Two-Family Residential District)- City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** E COCHRANE 266 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100  
**PROPOSAL:** Todd Mistor request dimensional variances for the proposed addition of a new 599 square foot residential dwelling along the rear alley with first level garage and second level living space. A 1,044 square foot single-family dwelling currently exists on the 3,093 square foot lot. SITE PLAN APPROVED by Buildings, Safety, Engineering & Environmental Department in (Case: SPR2021-00056(2ndSubmission)) in an 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. 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. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria). AP

12:15 p.m. **CASE NO.:** 05-22 aka SLU2021-00132  
**APPLICANT:** BioLife Plasma Services  
**LOCATION:** 1900 E. Eight Mile between Conant and Fleming in B4 Zone (General Business ) and P1 Zone (Open Parking) Districts)– City Council District #3

**LEGAL DESCRIPTION OF PROPERTY:** S E EIGHT MILE 250 THRU 261 264 THRU 314 1 THRU 21 AND VAC STS & ALLEYS ADJ SD LOTS EXC POR DEEDED FOR ALLEY & EXC 8 MILE RD & DEQUINDRE AS WD FOX & O'CONNORS SUB L35 P47 PLATS, W C R 13/297 ALSO THAT PT OF N W 1/4 OF SEC 6 T 1 S R 12 E ALL DESC AS FOLS:BEG AT INTSEC OF E LINE OF DEQUINDRE RD 114.78 FT WD & S LINE OF EIGHT MILE RD 204 FT WD TH N 88D 54M 29S E 894.84 FT TH S 03D 00M 30S E 335.25 FT TH S 42D 51M 34S W 13.90 FT TH S 88D 49M 30S W 96 FT TH N 03D 00M 30S W ALG E LINE LUMPKIN AVE 75 FT WD 20.02 FT TH S 88D 49M 30S W 75.03 FT TH S 03D 00M 30S E ALG W LINE SD LUMPKIN AVE 20.02 FT TH S 88D 49M 30S W 136 FT TH S 03D 00M 30S E 30 FT TH S 88D 49M 30S W 120 FT TH S 02D 49M 50S E 556.32 FT TH S 61D 53M 30S W ALG N LINE POINTER ST 92.08 FT TH S 88D 49M W ALG SD N LINE 36.29 FT TH N 28D 06M W ALG E LINE CONANT A

**PROPOSAL:** BioLife Plasma Services request variances; the proposed use shall consist of establishing a 15,102 square foot Plasma donation center (“BioLife Plasma Services”) in the shopping center. Per Section 50-9-112(33), Plasma donation centers are a Conditional Land Use and regulated land use per section 50-3-322 of the Detroit Zoning Ordinance. The current legal land use of 1900 E. Eight Mile Road is a ‘Retail Stores with Accessory Parking (Belmont Shopping Center)’ per building permit number 82213 dated April 11, 2005, APPROVED w Conditions in BSEED Case No: SLU2021-00132 effective date December 8, 2021, in a B4 Zone (General Business) and P1 Zone (Open Parking) Districts. This case is appealed to prevent the over-concentration of regulated uses in a given area, not more than two regulated uses may be established within a 1,000-foot radius. The two existing uses are: 11800 E Eight Mile, Golden Greek Bar 353’ feet away and 21730 E Eight Mile Bali Motel, 828’ feet away. An additional hearing is required with the Board of Zoning Appeals to waive the over concentration. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria).  
AP

- VII. **Public Comment / New Business**  
Next Hearing Date: June 14, 2022
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**