

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

Jerry Watson

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

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON

APRIL PUROFOY

DEJA SAMMONS

REGULAR MEETING OF SEPTEMBER 20, 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 13TH 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 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: September 13, 2022**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 41-22

APPLICANT: Glendon Dixon

LOCATION: 5828/5834 Harrell between Hern and Olga in an 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 12/30/2024. E HARRELL 55 BLANKES PARK SIDE SUB L61 P6 PLATS, W C R 21/954 35 X 110

PROPOSAL: Glendon Dixon is requesting dimensional variances for a proposed garage addition. The subject site is within an R2 Zone (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. Per section 50-14-393, revise site plan to recess the front of attached garage at least four (4’) from face of dwelling; Per section 50-13-29, BZA hearing is required for deficient side setback, 14 required, 12 feet provided, 2 feet deficient. (Sections 50-4-131 (6)- 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 to schedule these services.

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

SEPTEMBER 20, 2022
DOCKET CONTINUED

9:45 a.m.

CASE NO.: 50-22

APPLICANT: Tekton Development

LOCATION: 2734, 2738, 2742, 2758, 2764, 2776 Huron & 2025 Temple, between Temple and Spruce in an R2 Zone (Two-Family Residential District)- City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E HURON 141 LARNEDS SUB L60 P2 DEEDS, W C R 8/27 40 X 100

PROPOSAL: Tekton Development is requesting to combine seven (7) parcels which comprise the subject zoning lot and construct: nine (9) stacked two-family dwellings at the front of the zoning lot; four (4) second-story, two-family dwellings, with ground-level attached garages, at the rear of the zoning lot; and one (1) second-story, single-family dwelling, with a ground-level attached garage at the rear of the zoning lot in an R2 Zone (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. Per Sections 50-13-3, the Applicant shall obtain the following variances from the Board of Zoning Appeals (BZA): Deficient side setback (14' combined required, 9' 10" combined proposed), Deficient rear setback for buildings in the rear of the zoning lot (30' required, 0' proposed), Excessive lot coverage (35% maximum required. 45% proposed) • Per Sections 50-12-431, the Applicant shall obtain the following variance from the Board of Zoning Appeals (BZA): Excessive number of principal detached residential buildings on a zoning lot in a R2 District (one maximum required, 14 proposed) • Per Sections 50-14-34, the Applicant shall obtain the following variance from the Board of Zoning Appeals (BZA): Deficient off-street parking (41 spaces required, 26 spaces proposed) • The site plan shall be revised to indicate the proposed front setback, which shall be a minimum of 20 feet, or a front contextual setback may be indicated. If the Applicant is unable to meet the front setback requirement, then a waiver from the Board of Zoning Appeals shall be required to waive the deficient front setback. (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:15 a.m.

CASE NO.: 48-22 aka SLU2021-00181

APPLICANT: Frank Simon Salama

LOCATION: 14620 Tireman between Marlowe and Hubbell in a B4 General Business District - City Council District #7

LEGAL DESCRIPTION OF PROPERTY: W HUBBELL 18 THRU 23 HUDSONS SUB L42 P40 PLATS, W C R 22/541 126.54 X 116.50

PROPOSAL: Frank Simon Salama appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED Case No.: SLU2021-00181 Decision Date: June 16, 2022, Effective Date: June 30, 2022) which DENIED the Renovation of an existing 1,400 square foot Motor Vehicle Filling Station with Retail in a B4 Zone (General Business District). 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; After careful consideration, we were unable to make the required findings of fact per Section 50-3-281, specifically: A) That during the hearing the consult was told the site plan was deficient and the deficiencies were included in the site plan review letter. The lack of complete and accurate plans, screening, loading parking, property maintenance and permitting issues. The conditional use could be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-171 thru 50-3-281- General Approval Criteria).AP

VII. Public Comment / New Business
Next Hearing Date: September 27, 2022

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED