

Robert G. Weed
Council District 1
Kimberly Hill Knott
Council District 2
Elois Moore
Council District 3
Jerry Watson
Council District 4
Robert E. Thomas
Council District 5
Robert Roberts
Council District 6
Anthony Sherman
Council District 7
Scotty Boman
City Wide

Corrected Copy



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
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
ZONING INSPECTOR

REGULAR MEETING OF
MARCH 18, 2024

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: 84422726457

If You Are Joining By Web The Link Is:

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

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 Monday March 18, 2024 by way of Zoom and in person.

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:15 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Robert G. Weed, Board Member
- (3) Robert Roberts, Board Member
- (4) Kimberly Hill Knott, Board Member
- (5) Elois Moore, Board Member
- (6) Scotty Boman, Board Member
- (7) Jerry Watson, Board Member

BOARD MEMBERS ABSENT:

- (1) Anthony Sherman, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for March 11, 2024 with any corrections.

Affirmative: Mr. Weed, Thomas, Roberts, Boman, Watson
Mrs. Moore
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.:** 16-24 – Council District #3

BZA PETITIONER: **JOHN ALTMAN**

LOCATION: **1038 CLAY**, between Melrose and Cameron in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S CLAY 39 THRU 41 ROEDIGERS SUB L8 P70 PLATS, W C R 5/97
90 X 110

PROPOSAL: **John Altman request dimensional variances to establish a Light Duty Vehicle Service Establishment in an existing 4,950 square feet building; APPROVED w/Conditions in BSEED Case No: SLU2023-00131 – Decision Date: September 6, 2023 – Effective Date: September 20, 2023.** The subject site is within an B4 General Business 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; Spacing Variance as the *proposed use is less than 100 radial feet from residentially zoned land at 7591 Cameron, 20ft away, zoned R2 and within 1,000 radial feet from another light duty vehicle repair establishment located at 8040 Oakland, Motor Vehicle Repair Facility, 627 feet away.* 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 to establish a Light Duty Vehicle Service Establishment in an existing 4,950 square feet building; APPROVED w/Conditions in BSEED Case No: SLU2023-00131 Seconded by Board Member Moore.**

Affirmative: Mr. Weed, Roberts, Thomas, Boman, Watson
Ms. Moore, Hill-Knott

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. CASE NO.: 17-24 – Council District #4

BZA PETITIONER: SHERI WILLIAMS

LOCATION: 16225 E. WARREN, between Bedford and 3 Mile Rd. in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N WARREN E 229&228 HENRY RUSSELLS THREE MILE DRIVE SUB NO 1 L46 P20 PLATS, W C R 21/699 40 X 100

PROPOSAL: Sheri Williams request dimensional variances for a permit to establish [already for] the proposed childcare center as a proceed at your own risk permit; BSEED Case No: BLD2023-0134. The subject site is within an B4 General Business 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. *the applicant was issued a permit already for the proposed childcare center as a proceed at your own risk permit. Deficient parking. The applicant currently has an SLU application for a play area located at 5027 Three Mile Dr. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria AP*

ACTION OF THE BOARD: Mr. Watson made a motion to Dismiss Case with return of fee due to not needing a parking variance because the property is under 3,000 square feet. **Seconded by Board Member Boman.**

Affirmative: Mr. Weed, Roberts, Thomas, Sherman, Boman
Ms. Hill-Knott, Moore

Negative:

DISMISSED WITH RETURN OF FEE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Watson motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 10:45 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp