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REGULAR MEETING OF
MARCH 25, 2024

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

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

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>

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

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: March 18, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 21-24 – Council District #5

LOCATION: 4730 16th Street, between Hancock and W. Forest in a B4 Zone - (General Business District)

LEGAL DESCRIPTION OF PROPERTY: North 30 feet of Lot 615 and all of Lots 616 and 617 of Plat of the subdivision of that part of private claim to No. 44, lying between the Chicago and grand river roads according to the recorded plat thereof, as recorded in Liber 68, Page 2 and 3 of deeds, Wayne County Records.

PROPOSAL: Prince Concepts request to reverse the Denied Site Plan review application to intensify the land use to provide an accessory parking lot for property located at 4725 16th Street BZA approved multi-tenant building occupied with gallery bookstore and small restaurant within 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. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions, 50-3-205 Appeals 50-3-171 thru 50-3-187 Site Plan Review). AP

9:30 a.m. **CASE NO.:** 20-24 – Council District #3
BZA PETITIONER: NUMBER 1 CAR COMPANY II, INC.
LOCATION: 4210 E Eight Mile, between Dean and Sunset in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE ROAD 48 THRU 37 ASSESSORS BASE LINE SUPERHIGHWAY NO1 L63 P67 PLATS W C R 13/331 250.50 X 100 SPLIT/COMBINED ON 11/27/2019 FROM 13009123-7, 13009118-22.

PROPOSAL: Number 1 Car Company II, Inc. is requesting dimensional variances to expand a Used Motor Vehicle Sales lot by adding land to the east of the existing land and expanding the land use to a 25,050 square foot site. The subject site is within an (B4 Zone General Business District). Per section 50-12-131(spacing) Used Motor Vehicle Sales Lot cannot be within 2,000 feet of each other. Let’s Ryde Auto Sales-3626 E Eight Mile-1442 feet away. The expansion of nonconforming uses and spacing from similar uses are subject to the jurisdiction of the Board of Zoning Appeals, per Sec. 50-15-26 of the Detroit Zoning Ordinance; therefore, a Board of Zoning Appeals hearing is required. (Sections 50-2-67 Procedures and 50-15-26 Expansion or Intensification of Nonconforming Uses). AP

9:45 a.m. **CASE NO.:** 19-24 – Council District #6
BZA PETITIONER: DETROIT INTERNATIONAL BRIDGE COMPANY, LLC
LOCATION: 1003 ST. ANNE, between W. Lafayette and Howard in an R2 Two Family District

LEGAL DESCRIPTION OF PROPERTY: W STE ANNE N 24 FT 13 BLK 1 WHITWOOD & CARGILLS SUB L56 P269 DEEDS, W C R 10/14 24 X 118.70 SPLIT ON 03/14/2023 WITH 10000094.,10000095., 10000096., 10008094., 10008095., 10008096., 10008097., 10008098., 10008099. INTO 10008094-100;

PROPOSAL: Detroit International Bridge Company, LLC request dimensional variances for a proposed wall that is excessive in height in BSEED Case No: BLD2022-05307. 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; Sec. 50-14-372. - Height. Required screening shall be at least as tall as the object to be screened, and no taller than eight feet, except as may be specified in Section 50-14-341(1)b of this Code. There shall be no maximum height for trees or plants used as screening materials. The height of a required wall may be tapered at the end of said wall that is closest to a public street to ensure visibility of cross traffic; EXCESSIVE HEIGHT ON SCREEN WAAL, 8’ HIGH ALLOWED – 20’ HIGH PROPOSED – 12’ HIGH EXCESSIVE HEIGHT. (Sections 50-2-67 Procedures and 50-15-26 Expansion or Intensification of Nonconforming Uses).AP

- VII. Public Comment / New Business
 Next Hearing Date: April 8, 2024
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED