

BOARD MEMBERS

Keith Williams
Chairperson

Robert Thomas
Vice-Chairperson

Evelyn Smith
Latisha Johnson
Rita Ross
Robert G. Weed
Emmanuel Calzada



City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Ave Suite 212
Detroit, Michigan 48226
(313) 224-3595

JAMES W. RIBBRON
Director

LYALL T. HOGGATT
Appeals Specialist

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **August 2, 2016** on the 13th Floor in Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Chairman of the Board Keith Williams called the meeting to order and Appeals Specialist Hoggatt called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Keith Williams, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Robert G. Weed, Board Member
- (4) Evelyn Smith, Board Member
- (5) Emmanuel Calzada, Board Member
- (6) Rita Ross, Board Member

BOARD MEMBERS ABSENT: Latisha Johnson

MINUTES:

Board Member Thomas made a motion to approve the minutes for July 26, 2016

Affirmative: Mr. Thomas, Williams, Calzada

Ms. Smith, Ross

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.:** 26-16

APPLICANT: Tadd Heidgerken / Young Nation Inc.

LOCATION: **8869 Avis** Between: Elsmere and Lawndale in a R2 Zone
(Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: LOT 50, JOHN P CLARK ESTATE
SUBDIVISION, AS RECORDED IN LIBER 24 PAGE 32 OF
PLATS, WAYNE COUNTY RECORDS.

PROPOSAL: Tadd Heidgerken / Young Nation Inc. requests various
dimensional variances to intensify and expand an
existing legal nonconforming use (Retail Store) BY
adding a Neighborhood Center, Nonprofit use to the
retail store and expand the existing nonconforming
structure approximately 384 square feet into the front
yard setback in a R2 zone (Two Family Residential
District). This case is appealed because the Board of
Zoning Appeals shall have the authority to hold
hearings and render decisions with respect to
nonconforming uses, buildings, and structures and a
public hearing at the Board of Zoning Appeals shall be
required in any instance that involves the expansion
and/or intensification of a nonconforming use, subject
to the provisions of Sec. 61-15-17 of this Code.
(Sections 61-15-7 Board of Zoning Appeals, 61-15-
16(1&2) Expansion or Intensification of Nonconforming
Uses, 61-15-17 Required Findings and 61-4-81 Approval
Criteria).AP

ACTION OF THE BOARD: Ms. Smith made a motion to Grant various
dimensional variances to intensify and expand an
existing legal nonconforming use (Retail Store) BY
adding a Neighborhood Center, Nonprofit use to the
retail store and expand the existing nonconforming
structure approximately 384 square feet into the front
yard setback in a R2 zone (Two Family Residential
District). Supported by Mr. Calzada

Affirmative: Mr. Williams, Thomas, Weed, Calzada
Ms. Smith, Ross, Johnson

Negative:

DIMENSIONAL VARIANCES GRANTED

10:15 a.m. **CASE NO.:** 39 thru 42-16

APPLICANT: Vionna Adams / Soave Enterprises

LOCATION: 1406 W. Elizabeth, 1355 W. Elizabeth, 2020 Trumbull, 2026 Trumbull and 2128 8th Street on various blocks and parcels bounded by Trumbull, Plumb, W. Elizabeth in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Vionna Adams / Soave Enterprises requests various dimensional variances TO construct four (4) new mixed use buildings (Bldgs. A, C, D and E) with commercial uses on the first floors and residential units on the remaining floors, buildings to contain 45 units, 40 units and two (2) buildings containing 5 units each respectively totaling 89 residential units with associated parking in a B4 zone (General Business 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 and For a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; and for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter where, after investigation by the Board, it is ascertained that the volume of vehicular service will not require complete compliance with said provisions, or that variance will not cause undue interference with the public use of the streets or alleys or imperil public safety, and where the requested variance will not be inconsistent with the spirit and purpose of this Zoning Ordinance; and except when an administrative adjustment may be granted, the Board of Zoning Appeals may modify any development standards that is specified in ARTICLE XIV of this Chapter. (Sections 61-4-91(1, 2&6) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking, Loading Spaces and General Dimensional Standards, 61-4-92(2) Other Variances, Variance of Developmental Standard and 61-4-81 Approval Criteria).AP

10:15 a.m. **CASE NO.: 39 thru 42-16 Continued:**

ACTION OF THE BOARD: Mr. Thomas made a motion to **ADJOURN until decision from BSEED makes a final decision on Building B.** Supported by Mr. Calzada

Affirmative: Mr. Weed, Williams, Calzada, Thomas
Ms. Smith, Ross

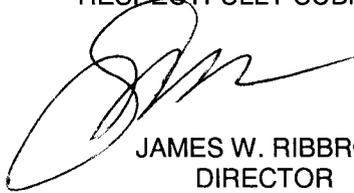
Negative:

ADJOURNED WITHOUT DATE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Calzada motioned that the meeting be adjourned. Board Member Johnson seconded this motion which was unanimously carried and the meeting adjourned at 12:50 p.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp