



BOARD MEMBERS

Keith Williams
Chairperson

Robert Thomas
Vice-Chairperson

Evelyn Smith
Antonette McILwain
Paul Huxley
Beverly B Smith
Robert G. Weed

CITY OF DETROIT
BOARD OF ZONING APPEALS
Coleman A. Young Municipal Building
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 **May 13, 2014** on the 13th Floor Erma L. Henderson, 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) Paul Huxley, Board Member
- (3) Robert E. Thomas, Board Member
- (4) Robert G. Weed, Board Member
- (5) Evelyn Smith, Board Member
- (6) Antonette McILwain, Board Member
- (7) Beverly B. Smith, Board Member

BOARD MEMBERS ABSENT: none

NOT PRESENT FOR THE ENTIRE MEETING: none

- (1) Robert Thomas, Board Member

MINUTES:

Board Member Huxley made a motion to approve the minutes for April 22, 2014 with corrections.

Affirmative: Mr., Weed, Williams, Huxley
Ms. McILwain, E. Smith, B. Smith
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 apart 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 transcript of the proceedings of the various hearings, furnished by **LAFLORA COURT REPORTING**, be made part of the **MINUTES**.

9:30 a.m. **CASE NO.:** 6-14
APPLICANT: Mark Kwiatkoski / TEF-8 LLC
LOCATION: 2251 Antietam Between Vacated Dubois and Chene in a R5 Zone (Medium Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: N ANTIETAM
 6ELMWOOD PARK URBAN RENEWAL PLAT NO
 1 L89 P47-9 PLATS, W C R 9/210 1 THRU 15BLK
 29 DUBOIS SUB L1 P163 PLATS, W C R 9/26 1
 THRU 24BLK 20 JAS CAMPAU FARM L2 P17
 PLATS, W C R 9/1& E1/2 OD VAC DUBOIS, N1/2
 OF VACJAY & VAC ALLEYS ADJ EXC CHENE ST
 AS WD 9/--- 270,859 SQ FT

PROPOSAL: Mark Kwiatkoski / TEF-8, LLC requests a dimensional variance and permission to install two (2) metal (Identification) signs, externally illuminated, approximately twelve feet high and each with approximately one hundred and nine (109) square feet of sign face area, on the northeast and southeast corners of the University Prep Science and Math Elementary School property in a R5 zone (Medium Density 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. Also, excessive sign face area. (Sections 61-6-14 Sign, Identification, 61-4-81 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Huxley made a motion to Grant dimensional variance to install two Identification signs for University Prep Science and Math Elementary School. Seconded by Ms. McIlwain

Affirmative: Mr. Williams, Weed, Huxley
 Ms. E. Smith, McIlwain, B. Smith

Negative:

DIMENSIONAL VARIANCE GRANTED

Mr. Weed made a motion to **CONTINUE ADVISEMENTS.**

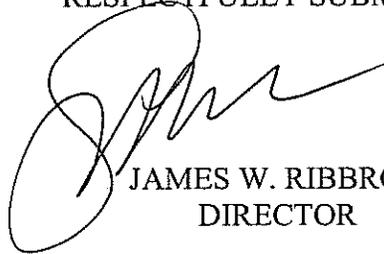
Affirmative: Mr. Williams, Weed, Thomas,
Huxley
Ms. E. Smith, McIlwain, B. Smith

Negative: None

**ADVISEMENTS CONTINUED INDEFINITELY
UNTIL FURTHER NOTICE.**

There being no further business to be transacted, Board Member B. Smith motioned that the meeting be adjourned. Board Member Thomas seconded this motion which was unanimously carried and the meeting adjourned at 11:15 a.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp