

## 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 **June 7, 2016** on the 13th Floor in Council Chambers, 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) Latisha Johnson, Board Member
- (5) Emmanuel Calzada, Board Member
- (6) Evelyn Smith, Board Member
- (7) Rita Ross, Board Member

BOARD MEMBERS ABSENT: none

#### MINUTES:

Board Member Calzada made a motion to approve the minutes for May 24, 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**.



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**CASE NO.:** 14-16 ADJOURNED FROM MAY 24, 2016

**APPLICANT:** Gecko Enterprises, LLC. c/o Jason Curis

**LOCATION:** 2300 W. Davison Between: La Salle Blvd. and 14<sup>th</sup> Street in a B4 Zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Available Upon Request

**PROPOSAL:** Gekko Enterprises, LLC c/o Jason Curis is requesting various waivers from development standards, use regulations and dimensional variances TO establish and construct a new Retail Store (Dollar Tree, By-Right-Use) approximately 9,801 square feet with an accessory parking lot 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. In addition, the Board of Zoning Appeals may modify any development standards that is specified in ARTICLE XIV of this Chapter, any use regulation of articles specified in Section 61-4-92(1) Other Variances or dimensional variances based on the approval criteria of Section 61-4-81 of this Code. Also, deficient residential masonry screened 6' wall along the north property line, deficient 5' walkway adjacent to the building to protect it from damage, deficient wheel stops, deficient right-of-way screening. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, 61-4-92(1&2) Variance of Use Regulation and Variance of Development Standard, 61-4-89(a) Variances, in General and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Ms. Calzada made a motion to approve waiver of residential screening with agreement of petitioner to provide property owners abutting the lot with a new vinyl type fencing, waiver of right of way screening with wrought iron type fencing and to make condition that the petitioner provide the required interior landscaping. Supported by Mr. Thomas

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

Negative:

**Dimensional Waivers Granted**





**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER  
NOTICE.**

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There being no further business to be transacted, Board Member Weed motioned that the meeting be adjourned. Board Member Thomas seconded this motion which was unanimously carried and the meeting adjourned at 12:00 p.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp