

ZONING APPEALS BOARD (51)

AGENCY PLAN: STATEMENT OF PURPOSE, GOALS AND BUDGET SUMMARY

STATEMENT OF PURPOSE:

As a quasi-judicial body, the Board's primary role is to hear and rule on appeals for relief or relaxation of the provisions and requirements of the Zoning Ordinance from any person, firm, partnership or corporation, or by any officer, department, commission, board, or bureau of the City aggrieved by a decision of an enforcing officer or any decision made by the Buildings and Safety Engineering Department, where rigid enforcement could cause the appellant undue hardship or jeopardize equity or prevent proper utilization of property.

AGENCY GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question and the general public.
3. Respond to City Council and administration referrals.
4. Develop recommendations for amendments to the Zoning Ordinance where appropriate and necessary.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

AGENCY FINANCIAL SUMMARY:

<u>2007-08 Requested</u>		<u>2006-07 Budget</u>	<u>2007-08 Recommended</u>	<u>Increase (Decrease)</u>
\$ 888,257	City Appropriations	\$ 843,651	\$ 854,555	\$ 10,904
\$ 888,257	Total Appropriations	\$ 843,651	\$ 854,555	\$ 10,904
\$ 105,000	City Revenues	\$ 105,000	\$ 105,000	\$ -
\$ 105,000	Total Revenues	\$ 105,000	\$ 105,000	\$ -
\$ 783,257	NET TAX COST:	\$ 738,651	<u>\$ 749,555</u>	\$ 10,904

AGENCY EMPLOYEE STATISTICS:

<u>2007-08 Requested</u>		<u>2006-07 Budget</u>	<u>04-01-07 Actual</u>	<u>2007-08 Recommended</u>	<u>Increase (Decrease)</u>
<u>6</u>	City Positions	<u>6</u>	<u>6</u>	<u>6</u>	<u>0</u>
6	Total Positions	6	6	6	0

ACTIVITIES IN THIS AGENCY:

	<u>2006-07 Budget</u>	<u>2007-08 Recommended</u>	<u>Increase (Decrease)</u>
Land Use Controls	\$ 843,651	\$ 854,555	\$ 10,904
Total Appropriations	\$ 843,651	\$ 854,555	\$ 10,904

ZONING APPEALS BOARD (51)

LAND USE CONTROLS ACTIVITY INFORMATION

ACTIVITY DESCRIPTION: LAND USE CONTROLS

The Board of Zoning Appeals' primary role is to hear and decide appeals and review any order, requirement, decision or determination made in the enforcement of the City of Detroit Zoning Ordinance. The Board has certain discretionary powers in making its decision to comply with the powers granted to it by the local zoning ordinance and State Enabling Act. Any adjustment or reversal must conform to the provisions of the zoning ordinance and provide neighborhood and commercial stabilization.

GOALS:

1. Make all zoning decisions necessary to assure that City of Detroit land use is congruent with the spirit and intent of the Ordinance.
2. Make just decisions as they affect the applicant, the people in the immediate vicinity of the property in question, and the general public.
3. Respond to City Council and administration referrals.
4. To adhere and implement the adopted amendments to the new Zoning Ordinance where appropriate and provide workshops and training sessions for Board Members and staff.
5. Enhance the quality of services to customers, both citizens and businesses, through improved land use and planning technology.

MAJOR INITIATIVES FOR FY 2006-07

Several projects are underway to improve services: The Department is working with the City Planning Commission to conclude the comprehensive amendments to the City's new Zoning Ordinance.

The Department has streamlined the procedures for processing each appeals case. An appeal, which was formerly heard within sixty (60) days, is now heard before the Board of Zoning within thirty (30) days after it is received.

The Department is using a new digital camera and proxima projector system to provide a first-class visual presentation at Board of Zoning Public Hearings. This system has made a major improvement at the Board's Public Hearings.

PLANNING FOR THE FUTURE FOR FY 2007-08, FY 2008-09 and BEYOND:

The Department is currently planning to work with the ITS Department to develop a computer database that will allow the Board of Zoning Appeals to improve the log-in, tracking and processing of documents relative to each Board Case.

The Department is also working on amendments to the new City of Detroit Zoning Ordinance, which may result in additional responsibilities for the Department and training for the Board Members and staff.

In the interest of improving the level of service, the Department will be developing a strategic plan, including both the level of service and staffing over a five (5) year horizon using ongoing performance measurements.

ZONING APPEALS BOARD (51)

LAND USE CONTROLS MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2004-05 Actual	2005-06 Actual	2006-07 Projection	2007-08 Target
Inputs: Resources Allocated or Service Demands Made Cases appealed	225	200	200	150
Outputs: Units of Activity directed toward Goals Zoning variance request processing from submission of application	30 days	30 days	30 days	30 days
Referrals response time	5-7 days	5-7 days	5-7 days	5-7 days
Efficiency: Program Costs related to Units of Activity Percentage completed of computer upgrade	95%	95%	95%	95%
Activity Costs	\$845,953	\$746,814	\$843,651	\$854,555

CITY OF DETROIT
Board of Zoning Appeals
Financial Detail by Appropriation and Organization

Board of Zoning Appeals Ordinance Admini Land Use Controls	2006-07 Redbook		2007-08 Dept Final Request		2007-08 Mayor's Budget Rec	
	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<i>APPROPRIATION ORGANIZATION</i>						
00183 - Land Use Controls						
510010 - Board of Zoning Appeals Ordinance ,	6	\$843,651	6	\$888,257	6	\$854,555
APPROPRIATION TOTAL	6	\$843,651	6	\$888,257	6	\$854,555
ACTIVITY TOTAL	6	\$843,651	6	\$888,257	6	\$854,555

CITY OF DETROIT
Budget Development for FY 2007-2008
Appropriations - Summary Objects

	2006-07	2007-08	2007-08
	Redbook	Dept Final	Mayor's
		Request	Budget Rec
AC0551 - Land Use Controls			
<i>A51000 - Board of Zoning Appeals</i>			
SALWAGESL - Salary & Wages	383,759	398,801	398,801
EMPBENESL - Employee Benefi	282,565	286,991	266,415
PROFSVCSL - Professional/Cont	100,500	108,900	105,500
OPERSUPSL - Operating Supplie	4,000	4,000	3,000
OPERSVCSL - Operating Service	69,879	79,215	74,889
OTHEXPSSL - Other Expenses	950	10,350	5,950
FIXEDCHGSL - Fixed Charges	1,998	0	0
<i>A51000 - Board of Zoning Appeals</i>	<i>843,651</i>	<i>888,257</i>	<i>854,555</i>
AC0551 - Land Use Controls	843,651	888,257	854,555
Grand Total	843,651	888,257	854,555

CITY OF DETROIT
Budget Development for FY 2007-2008
Appropriation Summary - Revenues

	2005-06 Actuals	2006-07 Redbook	2007-08 Dept Final Request	2007-08 Mayor's Budget Rec	Variance
A51000 - Board of Zoning Appeals					
<i>00183 - Land Use Controls</i>					
448115 - Other Fees	82,874	105,000	105,000	105,000	0
<i>00183 - Land Use Controls</i>	<i>82,874</i>	<i>105,000</i>	<i>105,000</i>	<i>105,000</i>	<i>0</i>
A51000 - Board of Zoning Appeals	82,874	105,000	105,000	105,000	0
Grand Total	82,874	105,000	105,000	105,000	0

**CITY OF DETROIT
MAYOR'S 2007/2008 RECOMMENDED BUDGET**

Board of Zoning Appeals

Appropriation Organization Classification	REDBOOK FY 2006 2007 FTE	DEPT REQUEST FY 2007 2008	MAYORS FY 2007 2008 FTE
00183 - Land Use Controls			
510010 - Board of Zoning Appeals Ordinance			
Director - Board of Zoning App	1	1	1
Asst to the Dir-Zoning Appeals	1	1	1
Zoning Inspector	2	2	2
Executive Secretary III	1	1	1
Office Assistant III	1	1	1
Total Board of Zoning Appeals Ordinance Ad	6	6	6
Total Land Use Controls	6	6	6
Agency Total	6	6	6