

DEPARTMENTAL BUDGET INFORMATION ZONING APPEALS BOARD (51)

MISSION

As a quasi-judicial body, the Board of Zoning Appeal's (BZA) 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, Safety Engineering and Environmental Department, where rigid enforcement could cause the appellant undue hardship, jeopardize equity or prevent proper utilization of property.

DESCRIPTION

The Board conducts investigations and public hearings to determine whether variances, exceptions or modifications of approved regulated uses of land will be in the best interest of the public and that the spirit and intent of the zoning ordinance is upheld.

The Board's primary role is to hear and decide appeals from 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 decisions 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.

MAJOR INITIATIVES FOR FY 2012-13

The Board of Zoning Appeals will work with the City Planning Commission, Planning & Development Department, Buildings Safety, Engineering and Environmental Department and the Law Department leadership to coordinate land use, zoning and development policies in Detroit.

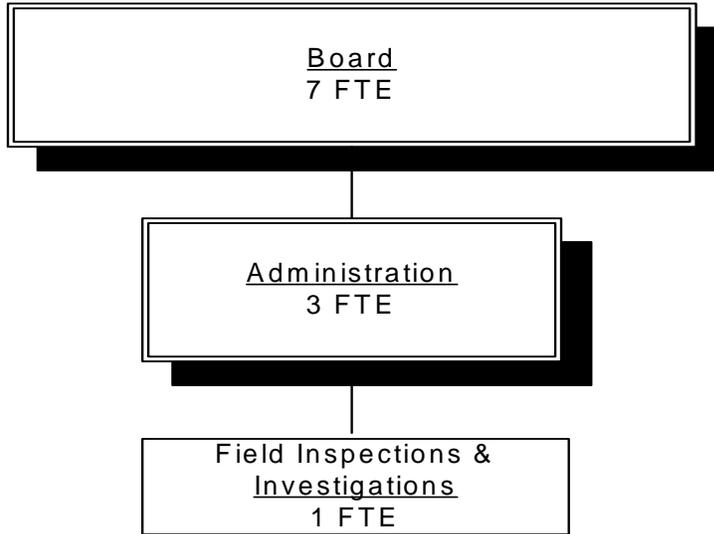
BZA leadership will provide technical training for staff and Board members. The training will enable the department to continue improving the quality of service to customers, citizens and businesses.

The BZA staff will develop an updated filing system with a database to make our case files and decisions available electronically.

The BZA leadership will develop a technical assistance program and evaluation for potential BZA applicants.

The BZA leadership will conduct two training sessions each year covering changes and updates to the State Enabling Act, Chapter 61 the City of Detroit Zoning Ordinance, the City of Detroit Charter and Robert's Rules of Order.

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EXPENDITURES

	2011-12		2013-14		Variance	Variance
	Actual	2012-13	Mayor's			
	Expense	Redbook	Budget Rec			Percent
Salary & Wages	\$ 354,192	\$ 284,268	\$ 184,836	\$ (99,432)		-35%
Employee Benefits	307,731	208,803	218,016	9,213		4%
Prof/Contractual	13,847	93,178	54,985	(38,193)		-41%
Operating Supplies	2,264	3,000	2,300	(700)		-23%
Operating Services	58,433	65,937	67,460	1,523		2%
Other Expenses	198	1,380	500	(880)		-64%
TOTAL	\$ 736,665	\$ 656,566	\$ 528,097	\$ (128,469)		-20%
POSITIONS	-	4	4	-		0%

REVENUES

	2011-12		2013-14		Variance	Variance
	Actual	2012-13	Mayor's			
	Revenue	Redbook	Budget Rec			Percent
Sales and Charges	\$ 70,687	\$ 96,417	\$ 125,000	\$ 28,583		30%
TOTAL	\$ 70,687	\$ 96,417	\$ 125,000	\$ 28,583		30%

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