

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Robert Roberts

Vice Chairperson
Council District 6

Jerry Watson

Council District 4

Robert G. Weed

Council District 1

Kimberly Hill Knott

Council District 2

Elois Moore

Council District 3

Anthony Sherman

Council District 7

Scott Boman

Council District At Large



City of Detroit

Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226

Phone: (313) 224-3595

Fax: (313) 224-4597

Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF

APRIL 15, 2024

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 84422726457

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/84422726457>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

This Meeting is open to all members of the public under Michigan's Open Meetings Act

DOCKET

I. OPENING:

- A. CALL TO ORDER.....9:00 A.M.
- B. ROLL CALL

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: March 25, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. **CASE NO.:** 24-24 – Council District #1

BZA Petitioner: Rosalyn and Ronald Flint

LOCATION: 14916 Chatham, between Chalfonte and Eaton in a R1 Zone – (Single Family Residential District)

LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2027. E CHATHAM 597 598 B E TAYLORS BRIGHTMOOR- PIERCE HAYES SUB L45 P35 PLATS, W C R 22/482 70 X 137.5

PROPOSAL: Rosalyn and Ronald Flint request dimensional variances for the off-street parking deficiency for the proposed land use (Neighborhood Center Non-Profit). This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R1 Single-Family Residential District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Deficient Parking: 32 parking spaces required, 25 parking spaces provided. 7 parking spaces deficient (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. **CASE NO.:** 25-24 – Council District #2

BZA PETITIONER: Wayne Norris

LOCATION: 13200 Fenkell between Littlefield and Cheyenne in an B2 Zone -
(Local Business and Residential District)

LEGAL DESCRIPTION OF PROPERTY: N FENKELL 150 THRU 152
GLENCRAFT SUB NO 1 L37 P69 PLATS, W C R 22/55 66 X 100

PROPOSAL: Wayne Norris request dimensional variances to establish a Private Club in an existing 4,420 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023 – 00138; Decision Date: December 12, 2023 – Effective Date: January 2, 2024. B2 Local Business and Residential District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Deficient Parking: 33 parking spaces required, 7 parking spaces provided. 26 parking spaces deficient (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:45 a.m. **CASE NO.:** 8-24 – Adjourned form February 19, 2024 – Council District #1

BZA PETITIONER: Green Valley Properties

LOCATION: 12621, 12625, 12627 Greenfield, 15775 Glendale, 16000 Fullerton and 12660 Mansfield, between Glendale and Fullerton in an M4 (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Green Valley Properties appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2023-001114 Decision Date: December 19, 2023, Effective Date: January 9, 2024) which DENIED permission to expand and intensify a very high impact manufacturing or processing facility (Crushing grading and screening of rock, stone, slag or concrete) on a 12.3 acre site utilizing two buildings of 8,700 and 11,300 square feet respectfully in a M4 Zone (Intensive Industrial District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. AP

- VII. **Public Comment / New Business**
 Next Hearing Date: May 13, 2024
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**