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**BOARD OF ZONING APPEALS
STAFF:**

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EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF
APRIL 8, 2024

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.: 12-24 – Council District #5

BZA PETITIONER: MICHAEL WILLIAMS

LOCATION: 3702 E. WARREN, between Mt. Elliott and Ellery in a R2 Zone - (Two Family Residential District)

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Michael Williams request permission to change an existing non-conforming (Office and Storage Facility) and parking to Trade Services in an R2 Zone (Two Family Residential District). A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following: (b) Except for the ten items prohibited uses, the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Where a change in use is approved, the Board of Zoning Appeals shall be authorized to impose conditions that the Body deems necessary to reduce or minimize any potentially adverse effect upon other property in the neighborhood, and to carry out the general purpose and intent of this chapter, also deficient parking. (Sections 50-15-7 - Board of Zoning Appeals and 50-15-30 (b) - Change of nonconforming use to other nonconforming use: (b) the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use and 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria)

9:30 a.m. **CASE NO.:** 22-24 – Council District #7

BZA PETITIONER: HAKIM SHAKIR & MIKE BERRY

LOCATION: 18650 FORD RD., between Brace and Greenview in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: N FORD RD 13 EXC TRIANG PT BG W 10 FT ON S LINE & S 10 FT ON W LINE 14 THRU 18ASSESSORS PLAT OF TH TAUBITZ FARML67 P90 PLATS, W C R 22/701 256 IRREG

PROPOSAL: HAKIM SHAKIR & MIKE BERRY request dimensional variances to demolish an existing building and construct a 6,716 sq. ft. Motor Vehicle Filling Station and 3, 129 sq, ft Motor Vehicle Washing facility on an 11,631 sq, ft. site APPROVED w/Conditions in BSEED Case No: SLU2021 – 00170; Decision Date: November 9 – Effective Date: November 24, 2023. The subject site is within a B4 Zone (General Business 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; the proposed gas station doesn’t comply with the minimum front building setback requirement (less than 40’feet) Section 50-13-178 (front setback): For the proposed gas station building, a 40- foot front setback is required; 30’ feet 4” is proposed, thus is 9’ feet 8” inches deficient; and that the proposed gas station doesn’t meet locational suitability as it is less than 1,000 feet from an existing Motor vehicle filing station (BP Gas Station, 18900 Ford Rd. approx. 400’ feet away) (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).

9:45 a.m. **CASE NO.:** 23-24 – Council District #6

BZA PETITIONER: WILLIAM WROBLEWSKI

LOCATION: 6117 MARTIN, between Crowley and Kirkwood in an R2 Zone Two Family District

LEGAL DESCRIPTION OF PROPERTY: W MARTIN 9 STEPHEN PRATT SUB L55 P81 PLATS, W C R 18/443 34 X 155

PROPOSAL: William Wroblewski request dimensional variances for a Residential home with Second floor addition. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R2 Zone (Two-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; second floor is wider than first floor per Section 50-13-3, second floor may not be wider than first floor existing side setbacks must be maintained (Sections 50-2-67 Procedures and 50-15-26 Expansion or Intensification of Nonconforming Uses). AP

- VII. **Public Comment / New Business**
 Next Hearing Date: April 15, 2024
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**