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BOARD OF ZONING APPEALS
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ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF JANUARY 29, 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](tel:3132244950), 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: December 20, 2023

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. Case No.: 3-24 – Council District #4

BZA PETITIONER: ANDRE WILLIAMS

LOCATION: 949 Chicago, between Hamilton and 3rd in a R1 zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: S CHICAGO BLVD W 5 FT 309 E 45 FT 308 VOIGT PARK SUB L22 P94 PLATS, W C R 4/90 50 X 133.50

PROPOSAL: Andre Williams request dimensional variances for the construction of a one and one half story three bay three car garage with habitable attic and storage located at 949 Chicago. 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; In the R1 and R2 Districts, accessory buildings shall not be occupied for dwelling purposes or used for any business profession, trade, or occupation, except, that carriage houses built prior to 1940 may continue to be occupied for dwelling purposes. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. Case No.: 2-24 – Council District #1

BZA PETITIONER: 482 HOOKAH/TONY HARRISON

LOCATION: 17150 W MCNICHOLS, between Ferguson and Oakfield in a B2 zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: N--W MC NICHOLS 6&5 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 46.38 X 100

PROPOSAL: 482 Hookah/Tony Harrison is requesting to establish a hookah lounge in the existing building. As the City of Detroit does not have the land use of ‘Hookah Lounge’ in the current zoning ordinance, this will be a hardship relief in a 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; In the R1 and R2 Districts, accessory buildings shall not be occupied for dwelling purposes or used for any business profession, trade, or occupation, except, that carriage houses built prior to 1940 may continue to be occupied for dwelling purposes. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

VII. Public Comment / New Business
Next Hearing Date: February 12, 2024

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED