

## BOARD MEMBERS

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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

**JAMES W. RIBBRON**

Director

**BOARD OF ZONING APPEALS  
STAFF:**

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
INSPECTOR

## REGULAR MEETING OF MARCH 18, 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](mailto: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](mailto: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 11, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 16-24 – Council District #3

LOCATION: 1038 CLAY, between Melrose and Cameron in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S CLAY 39 THRU 41 ROEDIGERS SUB L8 P70 PLATS, W C R 5/97 90 X 110

PROPOSAL: John Altman request dimensional variances to establish a Light Duty Vehicle Service Establishment in an existing 4,950 square feet building; APPROVED w/Conditions in BSEED Case No: SLU2023-00131 – Decision Date: September 6, 2023 – Effective Date: September 20, 2023. The subject site is within an B4 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; Spacing Variance as the *proposed use is less than 100 radial feet from residentially zoned land at 7591 Cameron, 20ft away, zoned R2 and within 1,000 radial feet from another light duty vehicle repair establishment located at 8040 Oakland, Motor Vehicle Repair Facility, 627 feet away.* Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

9:30 a.m. CASE NO.: 17-24 – Council District #4

BZA PETITIONER: SHERI WILLIAMS

LOCATION: 16225 E. WARREN, between Bedford and 3 Mile Rd. in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N WARREN E 229&228 HENRY RUSSELLS THREE MILE DRIVE SUB NO 1 L46 P20 PLATS, W C R 21/699 40 X 100

PROPOSAL: Sheri Williams request dimensional variances for a permit to establish [already for] the proposed childcare center as a proceed at your own risk permit; BSEED Case No: BLD2023-0134. The subject site is within an B4 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 applicant was issued a permit already for the proposed childcare center as a proceed at your own risk permit. Deficient parking. The applicant currently has an SLU application for a play area located at 5027 Three Mile Dr. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria AP*

9:45 a.m. CASE NO.: 18-24 – Council District #7

BZA PETITIONER: KARAR ALBAYATI

LOCATION: 6615 GREENFIELD, between Arthur and Radcliffe in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S CLAY 39 THRU 41 ROEDIGERS SUB L8 P70 PLATS, W C R 5/97 90 X 110

PROPOSAL: Karar Albayati request dimensional variances to construct a 3,753 square foot Bakery; BSEED Case No: BLD2023-01300. The subject site is within an B4 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; *Deficient Off-Street parking, Deficient Right-of-Way screening and Deficient Off-Street Loading Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP*

VII. Public Comment / New Business  
Next Hearing Date: March 25, 2024

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED