

Board Members

Robert E. Thomas
Chairperson

Vivian Teague
Vice Chairperson

Robert G. Weed
Council District 1

Elois Moore
Council District 3

Jacqueline Grant
Council District 4

Emmanuel Calzada
Council District 6

Kwame Finn
Council District 7



James W. Ribbron
Director

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

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **March 1, 2018** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 1:00 p.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Vivian Teague, Board Member
- (3) Robert G. Weed, Board Member
- (4) Jacqueline Grant, Board Member
- (5) Emmanuel Calzada, Board Member

BOARD MEMBERS ABSENT:

- (1) Elois Moore, Board Member
- (2) Kwame Finn, Board Member

MINUTES:

Board Member Weed made a motion to approve the minutes for February 27, 2018 and with corrections

Affirmative: Mr. Weed, Calzada
Ms. Teague, Moore, Grant
Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

1:00 p.m.

CASE NO.: 10-18

APPLICANT: Detroit Police Athletic League

LOCATION: 1620 Michigan Ave. Between: Trumbull Ave. and Cochrane St. in a B4 Zone (General Business District) – Council District #6

LEGAL DESCRIPTION OF PROPERTY: N MICHIGAN 1 THRU 22 109 THRU 112 S 1 FT 113 AND VAC ALLEYS ADJ SD LOTS PLAT OF P C 27 L2 P5 PLATS, WCR 8/29 THAT PT LYG N & ADJ MICHIGAN AVE W & ADJ TRUMBULL AVE S & ADJ JULIANA T ABBOTTS SUB INCL VAC CHERRY ST WOODBRIDGE FARM 8/12 S 34 FT 59 60 S 83 FT OF 61 THRU 69 AND VAC ALLEY ADJ LOT 61 JULIANA T ABBOTTS SUB L5 P36 PLATS, W C R 8/30 370,344 SQ FT SPLIT ON 06/08/2017 WITH 08006416-36, 08000580-91 INTO 08000580-3, 08000584-6, 08000587-9, 08000590-1;

PROPOSAL: Detroit Police Athletic League requests permission to modify a previous BZA Grant (BZA 81-17) which granted a Roof Sign externally lit BY seeking waivers from developmental standards, use regulations and dimensional variances for two (2) proposed signs with electronic message board display. The first sign is a roof approximately XXX square feet and internally illuminated. The second sign is a wall sign internally illuminated. Per Sec. 61-6-12, Electronic Message Board signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District. The existing roof sign will be converted to internally illuminated, both signs will be located on the corner of Michigan and Cochran in a B4 zone (General Business District). (Located within a Traditional Main Street Overlay Area). **This case is appealed because electronic Message Boards are not allowed to cover more than 25% of the sign face area and are considered flashing signs. In the Traditional Main Street Overlay area, animated signs with flashing or moving lights are prohibited. However, the Board of Zoning Appeals may modify this developmental standard specified in this article (Article XIV of this Chapter; Traditional Main Street Overlay Area) and after a public hearing, a variance may be granted by the Board based on the approval criteria of Section 61-4-81 of this Code in this instance. Also, excessive sign height may be waived by the Board under Section 61-6-38 of this Code. (Sections 61-6-10 Electronic Massage Boards, 61-6-7 Business Sign, 61-14-300(13) Illumination of Signs in TMSO area, 61-6-14 Identification Sign, 61-4-92(2) Other Variances, Variance of Development Standard, 61-6-38(a.1&2) Sign**

ACTION OF THE BOARD: Mr. Weed made a motion to **Deny waivers from developmental standards, use regulations and dimensional variances for three (3) proposed signs with electronic message board display.** Support by Board Member Teague

Affirmative: Mr. Weed
Ms. Teague

Negative: Mr. Calzada, Thomas
Ms. Grant

MOTION FAILED DUE TO VOTE COUNT

Mr. Calzada made a motion to **Grant waivers from developmental standards, use regulations and dimensional variances for three (3) proposed signs with electronic message board display.** Support by Board Member Grant

Affirmative: Mr. Calzada, Thomas
Ms. Grant

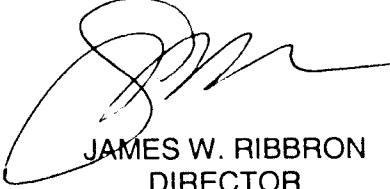
Negative: Mr. Weed
Ms. Teague

**MOTION FAILED DUE TO VOTE COUNT,
VARIANCE DENIED.**

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Calzada motioned that the meeting be adjourned. Board Member Grant seconded this motion which was unanimously carried and the meeting adjourned at 2:41 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp