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**REGULAR MEETING OF
JUNE 11, 2019
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER**

DOCKET

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

II. PROCEDURAL MATTERS

III. MINUTES:

- A. APPROVAL OF MINUTES: APRIL 23, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 24-19 (aka BSEED 69-18)

APPLICANT: ALEX PEREIA

LOCATION: 1786 W. WILLIS between Rosa Parks Blvd. and Avery St. in a R2 Zone (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: N WILLIS W E 87.5 FT 8&9 TAFTS SUB L3 P13 PLATS, W C R 8/63 87.5 X 62.5

PROPOSAL: Secure Realty, LLC request variances TO convert an existing single-family dwelling into a six-unit Multiple Family Dwelling with Accessory Parking Approved with conditions in BSEED Case #69-18 in an R2 zone (Two Family Residential). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department. Section 61-12-121(1) indicates in the R2 District, such uses shall have a maximum of eight (8) dwelling units, except where developed under the "School building adaptive reuses" provision as defined in Sec. 61-16-171 of this Code;, the petitioner is requesting 10 units; there are several dimensional variances needed – Lot size required 7000 sq. ft. - 5,489 proposed; Side Lot Setback required 10 ft. – 0 proposed west property line; Rear Setback required 39 ft. – 20ft. 8in proposed and Parking Lot Front Setback 20 ft. required – 0 ft. proposed. (Sections 61-4-92(1, 2 &3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard, 61-8-40(2) Conditional residential uses, 61-12-121(1) Multi-Family Dwellings and 61-4-81 Approval Criteria).AP

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

10:00 a.m. **CASE NO.:** 27-19 (aka BSEED 173-16)
APPLICANT: SYSTEMATIC RECYCLING C/O CINDY RHODES VICTOR
LOCATION: 611 HILLGER between E. Jefferson Ave. and Freud St. in a M4 Zone (Intensive Industrial District) City Council District #5
LEGAL DESCRIPTION OF PROPERTY: W LYCASTE 12 EXC N 149.64 FT OF E 193.57 FT TERMINAL SUB L26 P80 PLATS, W C R 21/372 28 THRU 32 HUTTON TIGHON & NALL SUB L24 P18 PLATS, W C R 21/263 82,985 Sq Ft
PROPOSAL: JAR Capital, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department’s Special Land Use Review dated February 6, 2019 which states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a M4 INTENSIVE INDUSTRIAL DISTRICT). This case is appealed because Appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Also, the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marijuana caregiver center in a Drug Free Zone. The locational specifications related to drug-free zones of subsection 354(b)(1) of this section may not be waived or modified by the Buildings, Safety Engineering and Environmental Department, nor the Board of Zoning Appeals. Applications that are not consistent with the locational specifications of subsection (b)(1) of this section shall be considered ineligible and shall be dismissed. Also, the proposed MMCC located at 611 Hillger has been identified as being in a Drug Free Zone (DFZ) based on its proximity to Pathways Academy located at 11200 (aka 11340) E. Jefferson.. Pathways Academy is a legally, operating, public charter school located approximately 539 radial feet from the subject property at 611 Hillger, therefore becomes ineligible to establish a Medical Marijuana Growers Facility (Sections 61-4-72 Appeals and 61-3-355 Permitted districts for medical marijuana facilities; Conditional Uses; Restrictions(c)(d)).AP

10:45 a.m. **CASE NO.:** 28-19 (AKA BSEED SLU2019-00004)
APPLICANT: JOHN RODGERS
LOCATION: 14415 FORDHAM between Chalmers St and Celestine Ave. in a R2 Zone (Two-Family Residential District)-City Council District #4
LEGAL DESCRIPTION OF PROPERTY: N FORDHAM 2 SEYMOUR & TROESTERS CHALMERS AVE SUB L46 P50 PLATS, W C R 21/269 40 X 102.38A
PROPOSAL: John Rogers request to construct a seven space surface parking lot on the 4,095 square foot lot which will serve an adjacent multiple-family dwelling owned by the applicant located at 19000 Chalmers in a R2 (TWO-FAMILY RESIDENTIAL DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; *Sec. 61-14-222. Residential screening* – the width of the proposed lot is inadequate for the parking spaces, aisle and required setback from the adjacent residentially-zoned property. (Sections 61-4-91(1) General Dimensional Standard (Parking), *Sec. 61-14-222, Residential screening* and 61-4-81 Approval Criteria).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: June 18, 2019
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**

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.