

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 **AUGUST 20, 2019** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert G. Weed, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Jacqueline Grant, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

No minutes were approved due to lack of quorum

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**.

No business will be conducted for August 20, 2019 Board of Zoning Appeals hearing due to lack of quorum. Director Ribbron will reschedule the cases for today's docket on the next available dates according to ordinance requirements for legal postings.

9:15 a.m. CASE NO.: 37-19
APPLICANT: METRO SIGNS
LOCATION: 15400 Grand River between Greenfield and Sussex in a B3 zone SHOPPING DISTRICT- City Council District 1

LEGAL DESCRIPTION OF PROPERTY: N GRAND RIVER W UNIT 2 WAYNE COUNTY CONDO PLAN NO. 218 "TOWER CENTER CONDOMINIUM" RECORDED L23256 P748-788 DEEDS, WCR 22/ 36.72%

PROPOSAL: Metro Signs requests permission to ADD identification sign to the front wall of a building (Forman Mills) with an existing Rear Entrance Sign and Projecting Signs in a B3 zone SHOPPING DISTRICT. This case is appealed because an identification sign is a business sign, not less than seventy-five percent (75%) of the area of which identifies the name of the individual, profession, occupation, organization, hotel, or motel occupying the premises, or the name or street number of the building. Information directly related to principal or accessory uses of the property may also be included, provided, that not more than twenty-five percent (25%) of the area of the sign is devoted to such information; proposed sign 680 square feet – 302 square feet excessive. (Sections 61-6-23. Signs, wall, roof, or ground, 61-6-14 Identification Sign, 61-4-92(2). Other variances and 61-4-81 Approval Criteria).AP

10:00 a.m. CASE NO.: 40-19 (aka BSEED 75-18)

APPLICANT: ISLAND VIEW PROPERTIES

LOCATION: 173 E. Grand Blvd. between E. Lafayette and Jefferson
in a **R5 (MEDIUM DENSITY RESIDENTIAL DISTRICT)**-
City Council District #5

LEGAL DESCRIPTION OF PROPERTY: W E GRAND
BLVD S 25 FT 9 N 35 FT 10 LOTHROPS SUB
L8 P76 PLATS, W C R 15/20 60 X 146.30

PURPOSAL: Island View Properties, LLC request to convert an existing 2 ½ story, 3,454 square foot single-family dwelling into an Art Gallery approved in Buildings Safety Environmental Department Case No. 75-18 in an R5 Zone (MEDIUM DENSITY 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 for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements: deficient parking – 35 spaces required; 0 (zero) provided and loading zone – 12x35 required; none provided. (Sections 61-4-92(1,2&3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard and 61-4-81 Approval Criteria.)AP

10:45 a.m. CASE NO.: 38-19 (aka BSEED 137-18)

APPLICANT: MARK FRASER

LOCATION: 7900 Michigan Ave. (aka 7924 Michigan) between Springwells and Elmer in a B4 zone (**GENERAL BUSINESS DISTRICT**)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: N MICHIGAN 25 THRU 30 QUINN & SASS SUB L28 P28 PLATS, W C R 20/230 129.23 IRREG

PROPOSAL: Mark Fraser requests an Off-Street-Parking Variance TO expand a Minor Motor Vehicle Repair Facility (Father & Son Muffler Clinic) to add a Retail Paint Supply Store with accessory Warehouse in a 4,513 square foot portion of an existing 8,678 square foot building which was APPROVED WITH CONDITIONS in (BSEED 137-18) in a B4 Zone (GENERAL BUSINESS 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 and for a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, 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. Also, deficient Off-Street-Parking: 19 spaces required, 7 spaces provided, 12 spaces deficient. (Sections 61-4-91(1) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking and 61-4-81 Approval Criteria).AP

11:30 a.m. CASE NO.: 43-19 (aka BSEED 79-18)

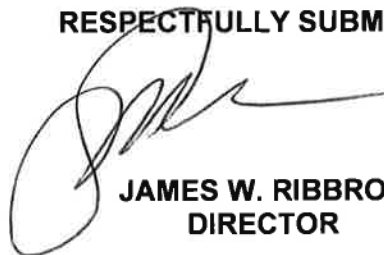
APPLICANT: ROSARIA MANNINO

LOCATION: 15146 Gratiot between Bringard and Eastburn in a B4 (General Business District)-City Council District #3

LEGAL DESCRIPTION OF PROPERTY: S GRATIOT S 2 FT 4 5&6 ED DE GRANDCHAMP GRATIOT FARM SUB L40 P18 PLATS, W C R 21/803 42 X 100

PROPOSAL: Rosaria Mannino requests a variance of spacing regulation TO establish a Used Motor Vehicle Sales lot in an existing 1,792 square foot building approved w/ conditions under BSEED Case 79-18 in a B4 (General Business District). This case is appealed because after a public hearing, a variance may be granted by the Board of Zoning Appeals based on the approval criteria of Sec. 61-4-81 of this Code in the instances to modify any use regulation that is specified in ARTICLE XII.DIVISION 2 of this Chapter; there are currently three (3) Motor Vehicle Sales Lots within 1,000 radial feet of the subject property located at 15252 Gratiot – 138 feet, 15296 Gratiot – 749 feet and 15926 Gratiot – 937 feet. (Sections 61-4-92(1) Other Variances, Variance of Use Regulation, 61-12-91 Retail, Service and Commercial uses, Spacing, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR