

# 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

**Debra Walker**

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**  
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## MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **OCTOBER 1, 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) Vivian Teague, Board Member
- (4) Kwame Finn, Board Member
- (5) Debra Walker, Board Member
- (6) Jacqueline Grant, Board Member
- (7) Elois Moore, Board Member

### BOARD MEMBERS ABSENT:

### MINUTES:

Board Member Teague made a motion to approve the minutes September 24, 2019 with any corrections.

Affirmative: Mr. Weed, Thomas  
Ms. Moore, Grant, Walker, Teague  
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**.

9:15 a.m. CASE NO.: 57-19

APPLICANT: BORA GULARI

LOCATION: 14520 Harbor Island between Alter Rd and Lakewood in a R1 zone (Single-Family Residential District)-City Council District #4

LEGAL DESCRIPTION OF PROPERTY: S HARBOR ISLAND 36 E 26 FT 35 MOTOR BOAT SUB L28 P31 PLATS, W C R 21/298 56 X 120

PROPOSAL: Bora Gulari request permission to rebuild accessory structure (boathouse/garage) in a R1 Zone (Single-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. Per Section 61-13-128 - Accessory buildings or structures in rear setback; setbacks from principal buildings. No detached accessory building(s) or structure(s) in an R1 or R2 District shall occupy more than fifty percent (50%) of the area of the required rear setback area; the proposed Boathouse exceeds the maximum lot coverage allowed. (Sections 61-13-2 R1 Intensity and Dimensional Standards, 61-13-128 - Accessory buildings or structures in rear setback, 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria).AP

ACTION OF THE BOARD: Ms. Teague made a motion Grant Dimensional Variances to rebuild accessory structure (boathouse/garage) in a R1 Zone (Single-Family Residential District). . Seconded by Ms. Grant

Affirmative: Mr. Weed, Thomas, Finn  
Ms. Moore. Grant, Walker, Teague

Negative:

**DIMENSIONALVARIANCES GRANTED**

9:30 a.m. **CASE NO.:** 71-19

**APPLICANT:** BORA GULARI

**LOCATION:** 14600 Harbor Island between Alter Rd and Lakewood in a R1 zone (Single-Family Residential District)-City Council District #4

**LEGAL DESCRIPTION OF PROPERTY:** S HARBOR ISLAND 48 E 20 FT 47 MOTOR BOAT SUB L28 P31 PLATS, W C R 21/298 75 X 120

**PROPOSAL:** Bora Gulari request dimensional variance to demolish an existing boathouse and replace it with a residential unit which will have three boat slips underneath the residence on 2,734 square foot lot in an R1 zone (Single-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. Per Section 61-13-2 – a thirty foot (30’) rear setback is require for a single-family dwelling with an R1 Zoning District – 13 feet is provided the proposed setback is 17 feet deficient. (Sections 61-13-2 R1 Intensity and Dimensional Standards, Sec. 61-13-105 Single-family dwellings 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Ms. Teague made a motion Grant Dimensional Variances to demolish an existing boathouse and replace it with a residential unit which will have three boat slips underneath the residence on 2,734 square foot lot in an R1 zone (Single-Family Residential District).  
 . Seconded by Ms. Grant

Affirmative: Mr. Weed, Thomas, Finn  
 Ms. Moore. Grant, Walker, Teague

Negative:

**DIMENSIONALVARIANCES GRANTED**

9:45 a.m.      **CASE NO.:**            **40-19 (aka BSEED 75-18)**

**APPLICANT:**            **ISLAND VIEW PROPERTIES**

**LOCATION:**                **173 E. Grand Blvd.** between E Lafayette and Jefferson Ave. in a R5 Zone (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

**PROPOSAL:**            **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

**ACTION OF THE BOARD:** Ms. Moore made a motion to **Grant Dimensional Variance 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).** Seconded by Ms. Teague

Affirmative:    Mr. Weed, Calzada, Thomas, Finn  
                         Ms. Moore, Teague, Grant

Negative:

**PARKING VARIANCE GRANTED**

**10:15 a.m. CASE NO.:** 56-19 – (aka BSEED 22-11)

**APPLICANT:** SIMEN SAVAYA

**LOCATION:** 10 thru 36 W McNichols Rd between Woodward and John R in a B4 Zone (General Business District)-City Council District #2

**LEGAL DESCRIPTION OF PROPERTY:** N-W MCNICHOLS E 20 FT 343, 344 THRU 350 PALMER PARK SUB L13 P88 PLATS, WCR 1/64 230 X 120

**PROPOSAL:** Simon Savaya requests a Modification of Conditions for a legalized the expansion of a Major Motor Vehicle Repair Facility (no bumping & painting) in a 4, 140 S. F. building approved in BSEED Case #21-11 (November 9, 2011) 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 for a variance from the required General Dimensional Standards 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; request to waive condition 22 – related to landscaping and condition 23 – related to wrought iron fencing. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria.)AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to **Modification of Conditions of a Major Motor Vehicle Repair Facility (no bumping & painting) in a 4, 140 S. F. building approved in BSEED Case #21-11 (November 9, 2011) in a B4 zone (General Business District).** Seconded by Ms. Moore

Affirmative: Mr. Weed, Thomas, Finn  
Mr. Teague, Moore, Grant, Walker

Negative:

**MODIFICATION OF GRANT CONDITIONS APPROVED**

10:45 a.m. **CASE NO.:** 55-19 – (aka BSEED 52-18)

**APPLICANT:** NAJAH N. HERMIZ

**LOCATION:** 24241 Grand River (aka 24207-37 Grand River) between Woodbine and Wormer in an B4 zone (General Business District)-City Council District #1

**LEGAL DESCRIPTION OF PROPERTY:** S GRAND RIVER 78 THRU 88 ASSESSORS KENMOOR RESUB L64 P72-3 PLATS, W C R 22/686 224.1 IRREG

**PROPOSAL:** Najah N. Hermiz requests a spacing variance to establish a Used Motor Vehicle Sales Lot in an existing 2,250 square foot building approved in BZA Case 21-19 that overturned the denial in (BSEED 52-18) in a B4 Zone (General Business District). This case is appealed because Used Motor Sales Lots cannot be established within 1,000' of another Used Motor Vehicle Sales Lot. There is one existing used auto sales lot within 1,000 feet of this property: BSEED has identified Twin Used auto Sales Lot located at 24310 Grand River (250 feet away) as being a legally licensed used auto sales lot within 1000 feet of the proposed location. (Sections 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria). AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Deny Spacing/Locational variance to establish a Used Motor Vehicle Sales Lot in an existing 2,250 square foot building in a B4 Zone (General Business District) .Seconded by Ms. Teague

Affirmative: Mr. Weed  
Mr. Teague, Moore, Walker

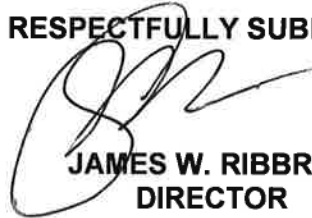
Negative: Mr. Thomas, Finn  
Ms. Grant

**SPACING/LOCATIONAL VARIANCE DENIED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.**

There being no further business to be transacted, Board Member Grant motioned that the meeting be adjourned. Board Member Finn seconded this motion which was unanimously carried and the meeting adjourned at 12:30 P.M.

**RESPECTFULLY SUBMITTED**



**JAMES W. RIBBRON  
DIRECTOR**

**JWR/atp**

