

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
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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 **February 11, 2020** on the 2nd Floor in the BZA Office, 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 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Vivian Teague, Board Member
- (3) Kwame Finn, Board Member
- (4) Elois Moore, Board Member
- (5) Debra T. Walker, Board Member
- (6) Robert G. Weed, Board Member

BOARD MEMBERS ABSENT:

- (1) Jacqueline Grant, Board Member

MINUTES:

Board Member Teague made a motion to approve the minutes for January 28, 2020 with any corrections.

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

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.:** 88-19 aka BSEED SLU2019-00095

APPLICANT: EBONY BUTLER

LOCATION: 4535 E. Seven Mile Rd. Between: Eureka and Justine B4 Zone (General Business District)-City Council District #3

LEGAL DESCRIPTION OF PROPERTY: N SEVEN MILE RD 3 THRU 6 SEVEN OAKS L36 P9 PLATS, W C R 13/243 80 X 100

PROPOSAL: Ebony Butler requests a dimensional variance to add a Rental/Banquet Hall to an existing 3,633 square building which was approved w/conditions in SLU2019-00095 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; parking deficiency – 36 parking spaces required; 5 provided. (Sections 50-4-102 Permitted Dimensional Variances, Location or Amount of Off-Street-Parking and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Ms. Moore made a motion to **Grant Parking Variance to establish a rental/banquet hall in a B4 zone.** Seconded by Mr. Finn

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

Negative:

PARKING VARIANCE GRANTED

10:00 a.m. **CASE NO.:** 6-19

APPLICANT: ESAM VINNIE SHOKRIE

LOCATION: 8836 McGraw Between: Addison and Cabot in a R2 Zone (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E ADDISON N 2.37 FT IN FRT BG N 2.26 FT IN REAR OF 26 27&28 ADDISONS SUB L14 P3 PLATS, W C R 20/375 62.37 IRREG

PROPOSAL: Esam Vinnie Shokrie requests Hardship Relief TO add a C-Store with SDM-SDD and cellular store with repair to a Retail Store building in a R2 Zone (Two-Family Residential District). This case is appealed because C-Store with SDM-SDD and cellular store with repair to a Retail Store building not allowed R2 (Two-Family Residential District). Also, the Board of Zoning Appeals shall hold a public hearing to determine whether all reasonable economic use has been prevented as a result of final action on the application. The Board may adopt any legally available incentive or measure that is reasonably necessary to offset any denial of reasonable economic use, and may condition such incentives upon approval of specific development plans. (Sections Hardship Relief Petitions: 50-4-151. - Deprivation of use of property, 50-4-132 Other Dimensional Variances, General Dimensional Standards and 50-4-121 Approval Criteria.).AP

ACTION OF THE BOARD: Mr. Weed made a motion to take case under Advisement without fee and without date. Seconded by Ms. Walker

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

Negative: Ms. Teague

ADJOURNED WITHOUT DATE AND WITHOUT FEE

10:45 a.m. **CASE NO.:** 87-19

APPLICANT: INTERNATIONAL OUTDOOR

LOCATION: 850 W. Fisher Fwy. Between: 4th and 3rd in a B4 Zone (General Business District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: N FISHER FWY E 21 FT 6 BLK 67 JONES FARM SUB L1 P184 PLATS, W C R 4/16 21 X 42

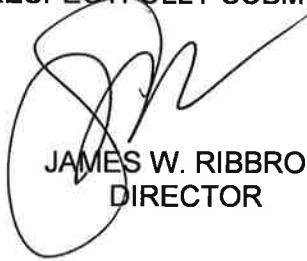
PURPOSAL: International Outdoor requests Hardship Relief TO erect a billboard measuring twenty five feet high by forty feet wide digital display area with an overall height of seventy feet not allowed in a B4 (General Business District) on a 882 square foot lot in B4 Zone (General Business District).This case is appealed because Billboards are not allowed B4 (General Business District). Also, the Board of Zoning Appeals shall hold a public hearing to determine whether all reasonable economic use has been prevented as a result of final action on the application. The Board may adopt any legally available incentive or measure that is reasonably necessary to offset any denial of reasonable economic use, and may condition such incentives upon approval of specific development plans. (Sections Hardship Relief Petitions: 50-4-151. - Deprivation of use of property, 50-4-132 Other Dimensional Variances, General Dimensional Standards and 50-4-121 Approval Criteria.).AP

ACTION OF THE BOARD: NO ACTION TAKEN DUE TO MORATORIUM.

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Teague motioned that the meeting be adjourned. Board Member Walker seconded this motion which was unanimously carried and the meeting adjourned at 10:55 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp

