

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
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 **February 18, 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) Elois Moore, Board Member
- (4) Debra T. Walker, Board Member

BOARD MEMBERS ABSENT:

- (1) Jacqueline Grant, Board Member
- (2) Robert G. Weed, Board Member
- (3) Kwame Finn, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for February 11, 2020 with any corrections.

Affirmative: Mr. Thomas
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.: 105-19 (AKA BSEED SLU2019-00176)**

APPLICANT: 511 Design, LLC

LOCATION: 1992, 2000 & 2004 Scotten and 4111 Wolff Between: Wolff and W Vernor R2 Zone (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: S WOLFF 24 WOLFFS
SUB L8 P35 PLATS, W C R 14/41 30 X 115 SPLIT
ON 03/11/2019 WITH 14009537. 14009538.,
14009539. INTO 14009537-9

PROPOSAL: 511 Design, LLC request dimensional variances to expand an existing two-building Religious Institution campus by adding a new 4,644 square foot auxiliary building in an R2 Zone (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 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; Front setback: 20' feet required; 8' feet proposed, Maximum Parking Lot Distance: 100 feet required, 205 feet proposed. (Sections 50-4-132 - Other variances and 50-4-121 Approval Criteria.).AP

ACTION OF THE BOARD: Ms. Walker made a motion to **Grant dimensional variances to expand an existing two-building Religious Institution campus by adding a new 4,644 square foot auxiliary building in an R2 Zone (TWO-FAMILY RESIDENTIAL DISTRICT).** Seconded by Ms. Moore

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

Negative:

DIMENSIONAL VARIANCES GRANTED

10:00 a.m. CASE NO.: 73-19 (AKA BSEED SLU2019-00007)

APPLICANT: ABDULMALIK ALHARTAKI

LOCATION: 16980 W. Warren Between: Clayburn and Rutland in a B4 Zone (General Business District)-City Council District #7

LEGAL DESCRIPTION OF PROPERTY: N WARREN 807 THRU 802 WEST WARREN PARK SUB L50 P6 PLATS, W C R 22/249 125 X 100

PROPOSAL: Abdulmalik Alhartaki appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2019-00007) which DENIED the site plan for the proposed intensification of the current use Minor Motor Vehicle Repair from three (3) service bays to seven (7) service bays on a 12,500 square foot lot in a 3,670 square foot building in a B4 zone (General Business District). This case is appealed because The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; site plan denied; did not meet the site plan requirements (see BSEED letter dated January 22, 2020). (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-151 thru 50-3-187 Approval Criteria.).AP

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

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

Negative:

ADJOURNED WITHOUT DATE AND WITH FEE

10:45 a.m. **CASE NO.:** 94-19 (AKA BSEED 147-17)

APPLICANT: KAZEM JAWAD

LOCATION: 13777 Plymouth Between: Freeland and Schaefer in a M4 Zone (Intensive Industrial District)-City Council District #7

LEGAL DESCRIPTION OF PROPERTY: S PLYMOUTH E 90 FT OF W 406 FT A EXCEPT N 33 FT E 340 FT OF W 406 FT BC&D LYG N WLY OF PENN R R LOUD SPUR R/W PLAT OF THE ESTATE OF JOHN KEAL L543 P404 DEEDS, W C R 22/586 78322 SQ FT

PURPOSAL: Kazem Jawad appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 147-17 effective date August 8, 2019) which DENIED a (re-submission) to add a Junkyard with dismantling to an existing used auto parts facility and used motor vehicle sales lot on a combined 2.39 acre site in a M4 zone (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Also, the establishment, maintenance, location and operation of the proposed Conditional Use will be detrimental, the current use of used auto parts sales does not have a certificate of compliance, business license nor legal building permits and the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding properties. (Sections 50-12-341 - Junkyards. Setbacks 50-4-132 - Other variances and 50-2-281 Approve Criteria –Conditional Land Use.).AP

ACTION OF THE BOARD: Ms. Teague made a motion to take case under Advisement with fee and without date. Seconded by Ms. Moore

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

Negative:

ADJOURNED WITHOUT DATE AND WITH FEE

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 Moore seconded this motion which was unanimously carried and the meeting adjourned at 11:55 A.M.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON
DIRECTOR

JWR/atp