

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Vivian Teague

Vice Chairperson
Council District 2

Robert G. Weed

Council District 1

Elois Moore

Council District 3

Jacqueline Grant

Council District 4

Debra T. Walker

Council District 6

Anthony Sherman

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

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (929) 436-2866, Meeting ID: 571 081 730.

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/571081730?pwd=c1UvYUtwVlBUNmhIaitZbVdrTGk5dz09>,

Meeting ID: 571 081 730 and meet ID: 376542

If you need additional information regarding this meeting, our director
James Ribbron can be reached at (313) 939-1405.

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **May 12, 2020** by way of Zoom.

Chairperson of the Board Thomas called the meeting to order and Director Ribbron 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
- (5) Robert G. Weed, Board Member
- (6) Jacqueline Grant, Board Member
- (7) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

None

MINUTES:

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

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

CASE NO.: 26-17 (aka BSEED 30-16)

APPLICANT: ADAM MACDONALD

LOCATION: 15831 Mack Between: Berkshire and Buckingham in a B4 Zone
(General Business District)-City Council District #4

Director Ribbron informed the Board that this case will be back before the Board on May 19, 2020 and to review all documents of the case to be prepared to adjudicate a decision.

10:30 a.m. CASE NO.: 102-19
APPLICANT: PROFESSIONAL CONTRACTOR & CONSULTING
LOCATION: 5602 Martin Between: Pittsburg and McGraw R2 Zone (Two-Family Residential District)-City Council District #6
LEGAL DESCRIPTION OF PROPERTY: E MARTIN N 11.7 FT 10 9 CHAS DANIELS SUB L22 P89 PLATS, W C R 18/337 30.7 X 118
PROPOSAL: Professional Contracting & Consulting request permission to change a non-conforming Store & Dwelling (Permit # 4931-A August 13, 1926) to non-conforming Retail with Offices on the 2nd floor of an approximately 5,900 square feet building office use will be 2,373 square feet in a R2 Zone (Two-Family Residential District). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use; proposed parking “does not work” and no dumpster provided. (Sections 50-15-30 - Change of nonconforming use to other nonconforming use).AP

ACTION OF THE BOARD: Mr. Weed made a motion to **permission to change a non-conforming Store & Dwelling (Permit # 4931-A August 13, 1926) to non-conforming Retail with Offices on the 2nd floor of an approximately 5,900 square feet building office use will be 2,373 square feet** in a R2 Zone (Two-Family Residential District) Seconded by Ms. Grant

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

Negative:

CHANGE OF NONCONFORMING USE GRANTED

11:30 a.m. **CASE NO.:** 101-19 aka BSEED SLU2019-00092

APPLICANT: SPOT LITE, LLC – ROULA DAVID

LOCATION: 2905 Beaufait Between: Charlevoix and Benson in a M4 Zone (Intensive Industrial District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: W BEAUFAIT 2 THRU 4 RENOS SUB L20 P37 PLATS, W C R 15/136 104.42 X 154.74

PROPOSAL: Spot Lite, LLC – Roula David request a parking variance to renovate a 5,430 square foot portion of a 27,476 square foot building into Art Gallery, bar and cafe space with 1,000 square of outdoor seating in a M4 Zone (Intensive Industrial 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; Location or Amount of Off-Street Parking. 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; 19 parking spaces are required – (Sections 50-4-131(1) - Permitted dimensional variances and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Ms. Moore made a motion to Grant Parking Variance to renovate a 5,430 square foot portion of a 27,476 square foot building into Art Gallery and bar with outdoor seating in a M4 Zone (Intensive Industrial District) Seconded by Ms. Grant

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

Negative:

PARKING VARIANCE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Walker motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 12:25 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to read 'JWR', with a large, stylized flourish at the end.

JAMES W. RIBBRON
DIRECTOR

JWR/atp