

BOARD MEMBERS

Robert E. Thomas

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Council District 5

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Council District 1

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Council District 6

Anthony Sherman

Council District 7



JAMES W. RIBBRON

Director

City of Detroit
Board of Zoning Appeals
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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: 83992865544

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/571081730?pwd=c1UvYUtwVlBUNmhlaitZbVdrTGk5dz09>,

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 **March 9, 2021** by way of Zoom.

Vice-Chairperson of the Board Walker 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) Elois Moore, Board Member
- (3) Debra T. Walker, Board Member
- (4) Robert G. Weed, Board Member
- (5) Anthony Sherman, Board Member
- (6) Michelle L. West, Board Member

BOARD MEMBERS ABSENT:

- (1) Vivian Teague, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for February 23, 2021 with any corrections.

Affirmative: Mr. Weed, Sherman
 Ms. Moore, Walker, West
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.:** **10-21 aka SPR2019-00095**

APPLICANT: **Brian Hurttienne, Corktown Development**

LOCATION: **2802, 2806, 2808 & 2812 Harrison** between Perry and Temple in R2 - (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: **E HARRISON W 70 FT 281 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 70; E HARRISON E 30 FT 281 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 30; E HARRISON 282 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100k; E HARRISON 283 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100**

PROPOSAL: **Brian Hurttienne, Corktown Development request dimensional variances for the proposed construction of two separate townhouse buildings for a total of seven townhouse units. The 4-unit building fronting Harrison Street is 1,995 sq. ft and the 3 unit building fronting Perry street is 1,500 sq. ft. with building lot are totaling 3,495 sq. ft. APPROVED w/ CONDITIONS in an R3 (Low Density Residential District). 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; Per section 50-13-13 (R2 District, Intensity and dimensional standards), deficient front setbacks for the two townhouses buildings along Harrison and Perry Streets (20 feet required, 3 feet proposed; 17 feet deficiency, and deficient parking. (Sections 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP**

ACTION OF THE BOARD: Ms. Walker made a motion to Grant dimensional variances for the proposed construction of two separate townhouse buildings for a total of seven townhouse units. The 4-unit building fronting Harrison Street is 1,995 sq. ft and the 3 unit building fronting Perry street is 1,500 sq. ft. with building lot are totaling 3,495 sq. ft. APPROVED w/ CONDITIONS in an R3 (Low Density Residential District). Seconded by Ms. West

Affirmative: Mr. Weed, Sherman, Thomas
Ms. Moore, Walker, West

Negative:

DIMENSIONAL VARIANCES GRANTED

10:15 a.m. CASE NO.: 42-20 aka SPR2020-00069

APPLICANT: Nichole McNamara

LOCATION: 509 & 515 E. Euclid St. between Beaubien and Oakland in a R2 - (Two-Family Residential District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: N--E EUCLID 107&106 LOWES L8 P26 PLATS, W C R 3/97 59 X 120;N--E EUCLID 105 LOWES L8 P26 PLATS, W C R 3/97 30 X 120

PROPOSAL: Nichole McNamara request dimensional variances for the development of an 8 unit, 3 story Townhouse (By-Right Land Use) in an R3 (Low Density Residential District). 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; Per section 50-13-4 of the Detroit Zoning Ordinance, a Board of Zoning (BZA) Appeals hearing is required for the following intensity & dimensional standards: Deficient parking, deficient front setback 10'-11" provided, 20' required, 9'-1" deficient; Deficient rear setback 8'-2" provided, 30' required, 21'-10" deficient; No Residential screening was provided per section (50-14-342) of Chapter 50 of the Detroit Zoning Ordinance; Submit documentation confirming lot combinations during time of permit process from the Detroit Assessors Office. (Sections Permitted dimensional variances and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances for the development of an 8 unit, 3 story Townhouse (By-Right Land Use) in an R3 (Low Density Residential District). **Seconded by Ms. Walker**

Affirmative: Mr. Weed, Sherman, Thomas
Ms. Walker, Moore, West

Negative:

DIMENSIONAL VARIANCES GRANTED

11:15 a.m. CASE NO.: 1-21 aka SLU2020-00126 & SPR2020-00040

APPLICANT: Timothy R. Flintoff

LOCATION: 2722, 2728, 2736, 2746 Harrison St. between Perry and Spruce in a R2 - (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E HARRISON 244 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100; E HARRISON 243 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100; E HARRISON 242 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100; E HARRISON 241 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

PROPOSAL: Timothy R. Flintoff request dimensional variances for a proposed construction of an 8 units, 3 story Multi-Family Dwelling on 12,428 square feet of vacant land in an R2 district (Two Family Residential District). Approved under SLU 2020-00126. 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; Deficient front yard setback 9' provided, 20' required, 11' deficient; Excessive lot coverage 4,350 s.f .submitted, 6,681 s.f. provided, 2,331 s.f. excessive; Excessive Floor Area Ratio (F.A.R) 9,533 s.f provided, 6200 s.f. Excessive 77%. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

ACTION OF THE BOARD Mr. Weed made a motion to Grant dimensional variances for a proposed construction of an 8 units, 3 story Multi-Family Dwelling on 12,428 square feet of vacant land in an R2 district (Two Family Residential District). Seconded by Ms. Walker

Affirmative: Mr. Weed, Sherman, Thomas
Ms. Walker, Moore, West

Negative:

DIMENSIONAL VARIANCES GRANTED

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member West seconded this motion which was unanimously carried and the meeting adjourned at 2:00 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp