

## 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

### Michelle L. West

Council District 4

### Debra T. Walker

Council District 6

### Anthony Sherman

Council District 7



### City of Detroit

### Board of Zoning Appeals

Coleman A. Young Municipal Center

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## JAMES W. RIBBRON

Director

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 **June 15, 2021** 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) Robert G. Weed, Board Member
- (3) Anthony Sherman, Board Member
- (4) Michelle L. West, Board Member
- (5) Vivian Teague, Board Member
- (6) Elois Moore, Board Member
- (7) Debra T. Walker, Board Member

### BOARD MEMBERS ABSENT:

**MINUTES:**

Board Member Moore made a motion to approve the minutes for June 8, 2021 with any corrections.

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

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

Negative:

## BSEED DECISION UPHELD, USE DENIED

10:15 a.m. **CASE NO:** 28-21

**APPLICANT:** Becky Nix

**LOCATION:** 2060 Wabash between Dalzelle St. and Marantette St. in a R2 Zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** E WABASH 41 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, W C R 8/21 50 X 130

**PROPOSAL:** Becky Nix request dimensional variances for the proposed addition of a 706 square foot, two-story, single family dwelling with attached, ground level garage, resubmitted on April 11, 2021. A 1,520 square foot single-family dwelling currently exists on the 6,500 square foot property in a R2 - (Two-Family 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 50-12-431, the new residential development constitutes a second principal use on the subject site, thus a variance is required from the Board of Zoning Appeals prior to issuance of a building permit. (Sec. 50-4-131(6)-Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

**ACTION OF THE BOARD:** Ms. Walker made a motion to **Grant dimensional variances the proposed addition of a 706 square foot, two-story, single family dwelling with attached, ground level garage, resubmitted on April 11, 2021. A 1,520 square foot single-family dwelling currently exists on the 6,500 square foot property** in a R2 - (Two-Family Residential District). Seconded by Ms. Moore

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

Negative:

Mr. Weed was not present for the vote

**DIMENSIONAL VARIANCES GRANTED**

11:15 a.m. **CASE NO:** 24-21 aka SLU2019-00079

**Applicant:** Matthew Ward

**LOCATION:** 22100 Grand River between Redford and Cooley in a B3 Zone (Shopping District).

**LEGAL DESCRIPTION OF PROPERTY:** N GRAND RIVER ALL THAT PART OF S E 1/4 OF SEC 9 T 1 S R 10 E DESC AS FOLS BEG AT A PTE IN N LINE OF GRAND RIVER AVE 120 FT WD BG ALSO IN W LINE OF REDFORD AVE 66 FT WD TH N 61D W 50.15 FT ALG SD N LINE TH N 28D 56M 40S E 74 FT TH N 61D W 78.84 FT TH N 28D 56M 30S E 109.18 FT TH S 61D E 106.36 FT TH S 22D 04M 20S W 184.56 FT ALG W LINE OF REDFORD AVE TO P O B 22/--- 50.15 IRREG

**PROPOSAL:** Matthew Ward seeks variances for the establishment of a Minor Motor Vehicle Repair Facility in an existing 7,092 sq. ft. bldg., BZA OVERTURNED the Denial decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00079) February 24, 2020 in a B4 Zone Shopping 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; A parking variance shall be required from the Board of Zoning for the 9 deficient parking spaces, a five foot walkway is required when parking spaces are adjacent to a wall and the site plan or floor plan needs to be revised to show an on-site masonry dumpster enclosure or where trash will be stored inside the building and NOTE: USED tires are not permitted in this zoning district. The tire racks shown on the floor plan must be new tires only. (Sec. 50-4-131(1&6) - 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 establishment of a Minor Motor Vehicle Repair Facility in an existing 7,092 sq. ft. bldg., BZA OVERTURNED the Denial decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00079) February 24, 2020** in a B4 Zone Shopping District. Seconded by Ms. Teague

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

Negative:

Mr. Weed and Mr. Sherman were not present for the vote

**DIMENSIONAL VARIANCES GRANTED**

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There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Teague seconded this motion which was unanimously carried and the meeting adjourned at 12:50 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written in a cursive style.

JAMES W. RIBBRON  
DIRECTOR

JWR/atp