

## 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



**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 **June 8, 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

### **BOARD MEMBERS ABSENT:**

- (1) Debra T. Walker, Board Member

**MINUTES:**

Board Member West made a motion to approve the minutes for May 25, 2021 with any corrections.

Affirmative: Mr. Weed, Thomas  
Ms, West, Teague, Moore  
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.:** 16-21 aka SLU2020-00083 – Adjourned from April 13, 2021  
**APPLICANT:** Rev. Faith Folwer – Cass Community Services  
**LOCATION:** 1586 Monterey between Woodrow Wilson and JC Lodge in a B4- General Business District

**LEGAL DESCRIPTION OF PROPERTY:** E WOODROW WILSON 102-103-104-105 R OAKMANS MONTEREY HGTS SUB L29 P73 PLATS, W C R 6/171 88 X 100

**PROPOSAL:** Rev. Faith Folwer-Cass Community Services request variances to establish a Motor Vehicle Washing and steam cleaning facility on 8800 sq. ft, with a possible outdoor activity area is a conditional use in a B4 Zone(General Business District). This facility will be by appointment only and open a few days out the week for vehicle detailing, with high efficiency steam cleaning. Residents let live in the nearby tiny homes, will work at the facility in a B4 – General Business 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 50-14-45, 10,000 square foot parcel is required, 8,800 square feet provided, 1,200 square feet deficient; Two stacking spaces are required per section 50-14-202, (Sections 50-4-13 - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

**ACTION OF THE BOARD:** Ms. West made a motion to **Grant** variances to establish a Motor Vehicle Washing and steam cleaning facility on 8800 sq. ft, with a possible outdoor activity area is a conditional use in a B4 Zone (General Business District).. Seconded by Mr. Weed

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

Negative:  
 Mr. Sherman abstained from the vote

**DIMENSIONAL VARIANCES GRANTED**

**10:15 a.m. CASE NO:** 27-21 aka SPR2021-00036

**Applicant:** Anthony Paesano, Lafayette Acquisition Partners, LLC

**LOCATION:** 1401 Rivard between Nicolet PI and Joliet PI in an R6 (High Density Residential District)

**LEGAL DESCRIPTION OF PROPERTY:** W RIVARD PART OF LOT 24 LAFAYETTE PARK SUB L80 P87-91 PLATS WCR 5/148 DESC AS BEG AT A PTE DISTANT S 28D 04 M 53 S 169.01 FT FROM THE INTERSECTION OF THE SLY LINE ANTIETAM AND THE WLY LINE OF RIVARD THENCE S 28D 04M 53S E 111.27 FT THENCE S 26D 02M 57S E 526.67 FT THENCE S 59D 52M 15S 287.05 FT THENCE N 26D 02M 57S 315.07 FT THENCE N 32D 09M 51S W 560.00 FT THENCE N 04D 48M 18S E 53.48 FT THENCE ALG THE SLY LINE OF ANTIETAM ON A CUR TO THE LEFT WHOSE RADIUS IS 358.34 AN ARC DISTANCE OF 158.14 FT CH OF SD CUR BEARS S 86D 07M 51S E 156.86 FT THENCE S 09D 22M 51S E 122.37 FT THENCE N 80D 37M 09S E 223.13 FT TO POB 227 283 SQ FT

**PROPOSAL:** Anthony Paesano, Lafayette Acquisition Partners, LLC requests dimensional variances for the revised development of a total of 318 Multiple-family dwelling units (88 for-sale units in buildings C1, C2, C3 and 230 rental units in buildings M1, M2, and M3). Each of the six buildings will include accessory retail sales and personal services for resident; the current legal land use of 1401 Rivard is “Vacant Land” per demolition permit DEM2018-00004 issued December 20, 2018; in an R6 (High Density Residential) zoning 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; Per Section 50-13-7 (R6 District, “Intensity and Dimensional Requirements”), the following dimensional variances shall also be required from the Board of Zoning Appeals: a) Building C1 (Front Setbacks, Rivard Street): 20’ required, 7’.38” and 6’.51” proposed, 12’.62” and 13’.49” deficient); and b) Building C2 (Front Setbacks, Rivard Street): 20’ required, 5’.05” and 4’.21” proposed, 14’.95” and 15’.79” deficient); and c) Building M1 ((Front Setbacks, Chrysler Service Drive): 20’ required, .37” and 1’.19” proposed, 19’.63” and 18’.81” deficient); and d) Building M2 (Front Setback, Chrysler Service Drive): 20’ required, 13’.73” and 11’.3” proposed, 6’.27” and 8’.7” deficient); and e) Building M3 (Front Setback, Chrysler Service Drive): 20’ required, 10’.85” and 3’.09” proposed, 9’.15” and 16’.91” deficient); NOTE: the site plan indicates - ten parallel parking spaces measuring 8’ x 24’ in length are shown. However, per Section 50-14-231(a) (“Dimensions”), “Parallel parking spaces shall measure ten feet by 23 feet” (or 10’ x 23’). Either BSEED or the BZA can waive this dimensional requirement, thus must revise accordingly at time of permit submission. (50-4-131(1) 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 revised development of a total of 318 Multiple-family dwelling units (88 for-sale units in buildings C1, C2, C3 and 230 rental units in buildings M1, M2, and M3). Each of the six buildings will include accessory retail sales and personal services for resident; the current legal land use of 1401 Rivard is “Vacant Land” per demolition permit DEM2018-00004 issued December 20, 2018; in an R6 (High Density Residential) zoning district. Seconded by Ms. Teague

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

Negative:

**DIMENSIONAL (Front Yard Variances) GRANTED**

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There being no further business to be transacted, Board Member Sherman motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 11:45 A.M.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON  
DIRECTOR

JWR/atp