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BOARD OF ZONING APPEALS STAFF:

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REGULAR MEETING OF JUNE 14, 2022

Pursuant to the City of Detroit Health Department Emergency Epidemic Order in Response to the COVID-19 Pandemic Per MCL 333.2453, Declaration of Continued Emergency Due to COVID-19, to Extend Remote Public Access to Open Meetings and Prohibit Gatherings at Meetings that Risk the Personal Health and Safety of Members of the Public and Public Bodies, effective from January 1, 2022 to March 31, 2022, the City of Detroit, Board of Zoning Appeals (BZA) will be:

IN-PERSON IN THE ERMA L. HENDERSON AUDITORIUM ON THE 13TH FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE., DETROIT, MI 48226

VIRTUAL ATTENDANCE IS STRONGLY ENCOURAGED.

As pursuant to public health guidelines, the meeting room will be subject to space limitations, and there are NO additional opportunities for public viewing within the building. For the safety of attendees and participants, it is recommended that the public participate by means of one of the methods listed below:

1. In person. Please be advised due to COVID restrictions the space is limited to 15 people. Petitioners will be given first preference. Once the limit is reached you will not be allowed to enter the building.
2. The Board of Zoning Appeals Hearings may be viewed in the following manner.

Join Zoom Meeting

<https://cityofdetroit.zoom.us/j/84422726457>

Meeting ID: 844 2272 6457

Dial by your location

- +1 267 831 0333 US (Philadelphia)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 213 338 8477 US (Los Angeles)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

DOCKET

I. OPENING:

- A. CALL TO ORDER.....9:00 A.M.**
- B. ROLL CALL**

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: May 24, 2022**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 29-22

APPLICANT: Ashley Patterson

LOCATION: 20411 Van Dyke between Savage and Eight Mile Road in a B4 - (General Business District)- City Council District #3

LEGAL DESCRIPTION OF PROPERTY: W VAN DYKE 79 THRU 81 EXC VAN DYKE AVE AS WD BASE LINE SUB L45 P82 PLATS, W C R 15/258 60 X 93.14A

PROPOSAL: Ashely Patterson request dimensional variances for a Rental Hall in a B4 Zone (General Business District). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. A six-to-eight-foot masonry wall is required in the north parking lot. Right-of-way screening is required along Van Dyke and Savage Ave per section 50-14-341 of the Detroit Zoning Ordinance; If a dumpster is located outside the building, it is required to be enclosed per section 50-14-364 of the Detroit Zoning Ordinance. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at **crio@detroitmi.gov** to schedule these services.

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

9:45 a.m.

CASE NO.: 15-22 aka SLU2020-00010

APPLICANT: Morgan Mansour on behalf of JER, LLC

LOCATION: 14266, 14274, 14280, 14290 & 14296 Washburn between Intervale and Lyndon in (R2 Zone Two-Family Residential District.)-City Council District #7

LEGAL DESCRIPTION OF PROPERTY: E WASHBURN 45 PROGRESSIVE PARK SUB L33 P70 PLATS, W C R 16/405 35 X 123; E WASHBURN 44 PROGRESSIVE PARK SUB L33 P70 PLATS, W C R 16/405 35 X 123; E WASHBURN 42 PROGRESSIVE PARK SUB L33 P70 PLATS, W C R 16/405 35 X 123; E WASHBURN 41 PROGRESSIVE PARK SUB L33 P70 PLATS, W C R 16/405 35 X 123

PROPOSAL: Morgan Mansour on behalf of JFR, LLC request variances to establish an Accessory Parking Lot on existing vacant land to service an existing marijuana facility located at 14325 Wyoming. APPROVED w Conditions in BSEED Case No: SLU2020-00010 effective date December 23, 2021, in a R2 Zone 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 BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Excessive Parking Lot Size, 8,500’ square feet allowed, 21,560 square feet proposed, and Excessive Lot Width, 70’ maximum lot width allowed, 170’ lot width proposed. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:15 a.m.

CASE NO.: 71-21

APPLICANT: Brian Mulloy

LOCATION: 1588 Elm between Trumbull and Cochrane in R2 Two-Family (Residential District)– City Council District #6

LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. E COCHRANE 385 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100

PROPOSAL: Brian Mulloy is requesting variances to construct two principal detached residential buildings on the same zoning lot within an R2 (Two-Family Residential) zoning district. The current legal use is vacant land in a 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. (Sections. 50-13-3-Intensity and Dimensional Standards-R2-Single-Family Dwellings.)AP

10:45 p.m. **CASE NO.:** 17-22
APPLICANT: Paul A. Garrison, II
LOCATION: 6380 Marcus between Mt. Elliott and Pease in (M4 Intensive Industrial District)- City Council District #3
LEGAL DESCRIPTION OF PROPERTY: S MARCUS 828 THRU 834 E 12 FT 821 822 THRU 827 AND VAC ALLEY ADJ BESSENGER & MOORES MT ELLIOTT AVE SUB L33 P19 PLATS, WCR 15/169 ALSO W 5 FT 845&930 AND VAC ALLEY ADJ BESSENGER & MOORES MT ELLIOTT AVE SUB NO 1 L35 P40 PLATS, W C R 15/179 47,593 SQ FT SPLIT ON 03/17/2020 WITH 15001777., 15001787-93, 15001811-2 INTO 15001914.001;
PROPOSAL: Paul A. Garrsion, II request dimensional variances for the parcels located at 6380 Marcus, 6384 Rugg, and 6417 Richardson combined with the Assessor's Office on March 17, 2020, to create the above-referenced parcel for the existing expansion of the Towing Service Storage yard in a M4 zone. The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED's 10% administrative adjustments for a variance of the minimum setbacks. Deficient screening material and Deficient parking lot surface. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

- VII. **Public Comment / New Business**
Next Hearing Date: June 21, 2022
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**