

**BOARD MEMBERS**

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**Jerry Watson**

Council District 4

**Anthony Sherman**

Council District 7



**City of Detroit**

**Board of Zoning Appeals**

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**JAMES W. RIBBRON**

Director

**BOARD OF ZONING**

**APPEALS STAFF:**

THOMINA DAVIDSON

APRIL PUROFOY

DEJA SAMMONS

**REGULAR MEETING OF  
AUGUST 30, 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 13<sup>TH</sup> FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE., DETROIT, MI 48226**

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](mailto: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>

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Tuesday August 30, 2022 by way of Zoom and in person.

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) Debra T. Walker, Board Member
- (2) Robert G. Weed, Board Member
- (3) Jerry Watson, Board Member
- (4) Anthony Sherman, Board Member
- (5) Robert E. Thomas, Board Member
- (6) Vivian Teague, Board Member

**BOARD MEMBERS ABSENT:**

- (1) Elois Moore, Board Member

**MINUTES:**

Board Member Moore made a motion to approve the minutes for August 23, 2022 with any corrections.

Affirmative: Mr. Weed, Watson, Thomas  
Ms. 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**.

9:15 a.m.

**CASE NO.: 42-22**

**APPLICANT: Celina Luna**

**LOCATION: 8325 Lane St. between Mullane and Lawndale in an R2 (Two-Family Residential District)-City Council District #6**

**LEGAL DESCRIPTION OF PROPERTY: S LANE 44 CAHALANS SUB L19 P10**

**PLATS, WCR 20/181 30 X 90**

**PROPOSAL:** Celia Luna is requesting dimensional variances for an addition on existing residential home in a R2 Two-Family Residential District. The Board 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. Maximum lot coverage and deficient distance between the principal structure and accessory garage. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

**ACTION OF THE BOARD:**

**Ms. Walker made a motion to Grant dimensional variances for an addition on existing residential home in a R2 Two-Family Residential District. Seconded by Board Member Watson.**

Affirmative: Mr. Weed, Watson, Thomas  
Ms. Walker

Negative:

**DIMENSIONAL VARIANCES GRANTED**

9:45 a.m.

**CASE NO.:** 43-22

**APPLICANT:** Partners in Architecture

**LOCATION:** 2978, 2984, 2992, 3014, 3020, 3030, 3034, 3042, 3050, 3056 & 3060  
Anderdon, between Charlevoix St. and Goethe St. in an R2 (Two-Family Residential District)-City Council District #4

**LEGAL DESCRIPTION OF PROPERTY:** Available Upon Request

**PROPOSAL:** Partners in Architecture is requesting dimensional variances to develop a Develop a 62-space Accessory Parking Lot to serve a new community center on existing vacant land APPROVED w/Conditions in BSEED Case No. SLU2021-00192. The subject site is within an R2 Two-Family Residential District. The Board 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 lot width and excessive square footage. (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 to develop a Develop a 62-space Accessory Parking Lot to serve a new community center on existing vacant land APPROVED w/Conditions in BSEED Case No. SLU2021-00192 Seconded by Board Member Watson.

Affirmative: Mr. Weed, Watson, Thomas  
Ms. Walker, Teague

Negative:

**DIMENSIONAL VARIANCES GRANTED**

**10:15 a.m. CASE NO.: 44-22**

**APPLICANT: KM Consulting**

**LOCATION: 20569 & 20577 Vaughan** between Hessell and Eight Mile Rd. in an R1 (Single-Family Residential Zoning District)-City Council District #1

**LEGAL DESCRIPTION OF PROPERTY: W VAUGHAN 165 AND E 9 FT OF VAC ALLEY ADJ EVERGREEN WOODS SUB L60 P21 PLATS, W C R 22/609 40 X 135**

**PROPOSAL: KM Consulting is requesting dimensional (parking) variances to develop a 23-space Accessory Parking Lot on existing vacant land to serve an existing Medical Marihuana Provisioning Facility. Two residential homes were legally demolished without input from the community. These lots are now vacant and there is a need for parking to relieve traffic at the intersection of W. Eight Mile and the first two blocks of Vaughan St. in an R1 Zone (Single-Family Residential) District. Excessive parking lot size. (Sections 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 to develop a 23-space Accessory Parking Lot on existing vacant land to serve an existing Medical Marihuana Provisioning Facility. Seconded by Board Member Moore.**

Affirmative: Mr. Weed, Watson  
Ms. Walker, Moore

Negative:

**DIMENSIONAL VARIANCES GRANTED**



**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Walker motioned that the meeting be adjourned. Board Member Watson seconded this motion which was unanimously carried and the meeting adjourned at 10:55 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp