

**BOARD MEMBERS**

- Robert G. Weed**  
Council District 1
- Kimberly Hill Knott**  
Council District 2
- Elois Moore**  
Council District 3
- Jerry Watson**  
Council District 4
- Robert E. Thomas**  
Council District 5
- Robert Roberts**  
Council District 6
- Anthony Sherman**  
Council District 7



**City of Detroit**  
**Board of Zoning Appeals**  
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**2 Woodward Avenue, Suite 212**  
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**JAMES W. RIBBRON**  
Director

**BOARD OF ZONING  
APPEALS STAFF:**

THOMINA DAVIDSON  
APRIL PUROFOY  
DEJA SAMMONS

**REGULAR MEETING OF  
MARCH 27, 2023**

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 Monday March 20, 2023 by way of Zoom and in person.

Board Member Watson 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) Kimberly Hill Knott
- (4) Anthony Sherman, Board Member
- (5) Elois Moore, Board Member
- (6) Robert Roberts, Board Member
- (7) Jerry Watson, Board Member

**BOARD MEMBERS ABSENT:**

**MINUTES:**

Board Member Roberts made a motion to approve the minutes for March 20, 2023 with any corrections.

- Affirmative: Mr. Weed, Roberts, Watson  
Ms. Hill-Knott, 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.:** 08-23

**APPLICANT:** Power 2 LLC

**LOCATION:** 20232 Livernois between 8 Mile Rd. and Chippewa in an B2 (Local Business and Residential District)-City Council District #2

**LEGAL DESCRIPTION OF PROPERTY:** E LIVERNOIS 76 THRU 81 EXC LIVERNOIS AVE AS WD GREENACRES SUB L39 P13 PLATS, W C R 2/149 135 X 73.78

**PROPOSAL:** Power 2 LLC is requesting dimensional (parking) variance to establish a Standard Restaurant with the sale of beer or alcoholic liquor for consumption on the premises in an existing one story approximately 4,650 square foot building APPROVED w/ Conditions in BSEED Case No. SLU2022-00079: Decision Date: January 6, 2023, and Effective Date: January 10, 2023. The subject site is within an B2 Local Business and 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. Deficient parking. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria.).AP

**ACTION OF THE BOARD:** Mr. Watson made a motion to Grant dimensional variances (parking variance) to establish a Standard Restaurant with the sale of beer or alcoholic liquor for consumption on the premises in an existing one story approximately 4,650 square foot building APPROVED w/ Conditions in BSEED Case No. SLU2022-00079: Decision Date: January 6, 2023, and Effective Date: January 10, 2023. **Seconded by Board Member Moore.**

Affirmative: Mr. Weed, Sherman, Roberts, Watson  
Mrs. Moore

Negative: Mrs. Hill-Knott

**DIMENSIONAL VARIANCE GRANTED**

**9:45 a.m.**                     **CASE NO.:**               **09-23**

**APPLICANT:**             **Brenda Hudgins**

**LOCATION:**                 **2229 Lamothe between 14th and LaSalle in an R1 (Single-Family Residential District)-City Council District #5**

**LEGAL DESCRIPTION OF PROPERTY:**    **S LAMOTHE 336 LA SALLE GARDENS SUB L25 P100 PLATS, W C R 10/66 35 X 200**

**PROPOSAL:**                 **Brenda Hudgins is requesting waiver of development standard: Per (Sec. 50-14-286) - Location of off-street parking on land zoned R1 and R2 for a driveway – Single Family Dwelling. The subject site is within an R1 Single-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. (1) In the R1 and R2 Districts, off-street parking of operable private passenger vehicles on zoning lots that contain single-family or two-family dwellings shall be permitted only: a. In garages; b. On approved parking areas in the rear yard as specified in Subsection (3) of this section; or c. On approved driveways as defined in Section 50-16-172 of this Code, in only one side yard and the continuation of that side yard into the front yard to the property line. Parking area is proposed in the front yard. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria.).AP**

**ACTION OF THE BOARD:**       **Mr. Watson made a motion to Grant dimensional waiver to allow parking area (driveway) in the front yard of residential home. Seconded by Board Member Roberts.**

Affirmative:    Mr. Weed, Sherman, Roberts, Watson, Moore  
                          Ms. Hill-Knott, Moore

Negative:

**PARKING AREA ALLOWED IN FRONT OF RESIDENTIAL HOME**

**9:45 a.m. CASE NO.: 09-23**

**APPLICANT: Brenda Hudgins**

**LOCATION: 2229 Lamothe between 14th and LaSalle in an R1 (Single-Family Residential District)-City Council District #5**

**LEGAL DESCRIPTION OF PROPERTY: S LAMOTHE 336 LA SALLE GARDENS SUB L25 P100 PLATS, W C R 10/66 35 X 200**

**ACTION OF THE BOARD: Mr. Watson made a motion to issue refund of BZA hearing fee to petitioner due to hardship. Seconded by Board Member Moore.**

Affirmative: Mr. Weed, Sherman, Roberts, Watson, Thomas  
Ms. Moore, Hill-Knott

Negative:

**REQUEST TO RETURN FEE TO PETITIONER GRANTED**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Watson seconded this motion which was unanimously carried and the meeting adjourned at 11:07 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp