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** Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 212 Detroit, Michigan 48226

Phone: (313) 224-3595 Fax: (313) 224-4597

Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF FEBRUARY 12, 2024 JAMES W. RIBBRON Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON **EXECUTIVE ADMINISTRATIVE** ASSISTANT

> APRIL PUROFOY ZONING INSPECTOR

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 (213) 338-8477, Meeting ID: 84422726457

If You Are Joining By Web The Link Is:

https://cityofdetroit.zoom.us/s/84422726457

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday February 12, 2024 by way of Zoom and in person.

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:15 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2)Robert G. Weed, Board Member
- (3)Robert Roberts, Board Member
- (4)Jerry Watson, Board Member
- (5)Kimberly Hill Knott, Board Member
- Elois Moore, Board Member (6)
- Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Watson made a motion to approve the minutes for January 29, 2024 with any corrections.

Affirmative: Mr. Weed, Thomas, Watson, Roberts

Mrs. 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.
- A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who (B) appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by (C) BZA Staff, be made part of the MINUTES.

9:15 a.m. Case No.: 5-24 – Council District #6

BZA PETITIONER: TIMOTHY FLINTOFF JR.

LOCATION: 5268 Avery, between I-94 Service Drive and Merrick in a R2

zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Upon request

PROPOSAL: TIMOTHY FLINTOFF JR. request dimensional variances for an

Accessory Use Structure (garage) located at 5268 Avery. 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; Sec. 50-12-431 Not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts, and no detached accessory building or structure shall be closer than 10 feet from any principal building. Zoning Ordinance Sections: 50-4-131 (6)- Permitted

dimensional variances and 50-4-121 Approval Criteria AP

ACTION OF THE BOARD: Mr. Watson made a motion to Grant dimensional variances for an

Accessory Use Structure (garage) located at 5268 Avery. The subject site is within an R2 Two-Family Residential District.

Seconded by Board Member Weed.

Affirmative: Mr. Weed, Roberts, Thomas, Watson

Ms. Moore, Hill-Knott, Sherman

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m. CASE NO.: 4-24 – Council District #5

BZA PETITIONER: LAVONN ROBINSON

LOCATION: 648 TAYLOR, between 2nd and 3rd in an R1 zone (Single Family Residential

District).

LEGAL DESCRIPTION OF PROPERTY: N TAYLOR 20 DE WITT H TAYLORS SUB L15

P21 PLATS, W C R 4/88 50 X 130.47A

PROPOSAL: Lavonn Robinson request dimensional variances for an Accessory Use

Structure (garage with small living space above) located at 648 Taylor. 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; Excessive height and Sec. 50-12-431 Not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts, excessive height and no detached accessory building or structure shall be closer than 10 feet from any principal building. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121

Approval Criteria). AP

ACTION OF THE BOARD: Mr. Watson made a motion to Grant dimensional variances for an

Accessory Use Structure (garage with small living space above) located

at 648 Taylor. Seconded by Board Member Sherman.

Affirmative: Mr. Weed, Roberts, Thomas, Watson, Sherman

Ms. Moore, Hill-Knott

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. CASE NO.: 56-23 – Council District #5

BZA PETITIONER: Attorney Malefyt for Jefferson Fuel and AL OUD 4, LLC

LOCATION: 8005 aka 8009 E. Jefferson, between Van Dyke and Parker in a B4-H General

Business District Historic

LEGAL DESCRIPTION OF PROPERTY: N JEFFERSON 22 THRU 24 W 15 FT OF 25 AND S 10

FT OF VAC ALLEY ADJ W 15 FT OF 25 & E 15.77 FT OF 24 PARKERS RE

SUB L21 P99 PLATS, WCR 17/16 162.11 IRREG

PROPOSAL: Attorney Malefyt for Jefferson Fuel and AL OUD 4, LLC appeals the

decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-00042 Decision Date: June 22, 2023, Effective Date: July 6, 2023) which <u>DENIED</u> the permission to renovate an existing 6,440 square foot gas station store by adding two future retail tenant spaces within the existing building in a B4-H (General Business District Historic). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Zoning Ordinance Sections: 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-171 thru 50-3-281- General Approval Criteria. AP

ACTION OF THE BOARD:

Mr. Roberts made a motion to Adjourn this case with fee and without date for the new attorney to review the file to be prepared to present their case before the Board. Seconded by Board Member Moore.

Affirmative: Mr. Weed, Roberts, Thomas, Watson, Sherman

Ms. Moore, Hill-Knott

Negative:

ADJOURNED WITH FEE AND WITHOUT DATE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Weed motioned that the meeting be adjourned. Board Member Hill-Knott seconded this motion which was unanimously carried and the meeting adjourned at 10:25 A.M.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON DIRECTOR

JWR/atp