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 Scotty Boman City Wide



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 A P R I L 15, 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 April 15, 2024 by way of Zoom and in person.

Board Member Watson 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) Elois Moore, Board Member
- (5) Scotty Boman, Board Member
- (6) Jerry Watson, Board Member
- (7) Kimberly Hill Knott, Board Member

BOARD MEMBERS ABSENT:

(1) Anthony Sherman, Board Member

MINUTES:

Board Member Watson made a motion to approve the minutes for April 8, 2024 with any corrections.

Affirmative: Mr. Weed, Thomas, Roberts, Boman, Watson 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.
- (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.: 24-24 Council District #1
 - **BZA Petitioner:** Rosalyn and Ronald Flint
 - **LOCATION:** 14916 Chatham, between Chalfonte and Eaton in a R1 Zone (Single Family Residential District)
 - LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2027. E CHATHAM 597 598 B E TAYLORS BRIGHTMOOR-PIERCE HAYES SUB L45 P35 PLATS, W C R 22/482 70 X 137.5
 - PROPOSAL: Rosalyn and Ronald Flint request dimensional variances for the off-street parking deficiency for the proposed land use (Neighborhood Center Non-Profit). <u>This case is BY-RIGHT</u> <u>and was Plan Reviewed.</u> 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. Deficient Parking: 32 parking spaces required, 25 parking spaces provided. 7 parking spaces deficient (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 for the off-street parking deficiency for the proposed land use (Neighborhood Center Non-Profit). Seconded by Board Member Boman.

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m. CASE NO.: 25-24 – Council District #2

BZA PETITIONER: Wayne Norris

- **LOCATION:** 13200 Fenkell between Littlefield and Cheyenne in an B2 Zone (Local Business and Residential District)
- LEGAL DESCRIPTION OF PROPERTY: N FENKELL 150 THRU 152 GLENCRAFT SUB NO 1 L37 P69 PLATS, W C R 22/55 66 X 100
- PROPOSAL: Wayne Norris request dimensional variances to establish a Private Club in an existing 4,420 square foot building. <u>APPROVED w/Conditions in</u> <u>BSEED Case No: SLU2023 – 00138; Decision Date: December 12, 2023 –</u> <u>Effective Date: January 2, 2024.</u> 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: 33 parking spaces required, 7 parking spaces provided. 26 parking spaces deficient (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP
- ACTION OF THE BOARD: Mr. Boman made a motion to Grant dimensional variances dimensional variances to establish a Private Club in an existing 4,420 square foot building. <u>APPROVED w/Conditions in BSEED Case No:</u> <u>SLU2023 – 00138</u> Seconded by Board Member Watson.

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

Negative: Mrs. Moore, Hill-Knott

DIMENSIONAL VARIANCES GRANTED

9:45 a.m. CASE NO.: 8-24 – Council District #51

BZA PETITIONER: GREEN VALLEY PROPERTIES

LOCATION: 12621, 12625, 12627 Greenfield, 15775 Glendale, 16000 Fullerton and 12660 Mansfield, between Glendale and Fullerton in a M4 (Intensive Industrial District)

LEGAL DESCRIPTION OF PROPERTY: Upon request

PROPOSAL: Green Valley Properties appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2023-001114 Decision Date: December 19, 2023, Effective Date: January 9, 2024) which <u>DENIED</u> permission to expand and intensify a very high impact manufacturing or processing facility (Crushing grading and screening of rock, stone, slag or concrete) on a 12.3 acre site utilizing two buildings of 8,700 and 11,300 square feet respectfully in a M4 Zone (Intensive Industrial District). 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. AP

ACTION OF THE BOARD: Mr. Watson made a motion to Uphold BSEED's Decision to Deny requested use. Seconded by Board Member Boman.

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

Negative:

BSEED DENIAL UPHELD

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Hill-Knott motioned that the meeting be adjourned. Board Member Watson seconded this motion which was unanimously carried and the meeting adjourned at 2:10 P.M.

RESPECTFULLY SUBMITTED

ANC

JAMES W. RIBBRON DIRECTOR

JWR/atp