

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

Corrected Copy



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JAMES W. RIBBRON
Director

BOARD OF ZONING
APPEALS STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
ZONING INSPECTOR

REGULAR MEETING OF
APRIL 8, 2024

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/j/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 8, 2024 by way of Zoom and in person.

Board Member Roberts 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) Anthony Sherman, Board Member
- (8) Kimberly Hill Knott, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Moore made a motion to approve the minutes for March 25, 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.: 12-24 – Council District #5

BZA PETITIONER: MICHAEL WILLIAMS

LOCATION: 3702 E. WARREN, between Mt. Elliott and Ellery in a R2 Zone - (Two Family Residential District)

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Michael Williams request permission to change an existing non-conforming (Office and Storage Facility) and parking to Trade Services in an R2 Zone (Two Family Residential District). A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following: (b) Except for the ten items prohibited uses, the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Where a change in use is approved, the Board of Zoning Appeals shall be authorized to impose conditions that the Body deems necessary to reduce or minimize any potentially adverse effect upon other property in the neighborhood, and to carry out the general purpose and intent of this chapter, also deficient parking. (Sections 50-15-7 - Board of Zoning Appeals and 50-15-30 (b) - Change of nonconforming use to other nonconforming use: (b) the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use and 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria)

ACTION OF THE BOARD: Mr. Watson made a motion to Grant Change permission to change an existing non-conforming (Office and Storage Facility) and parking to Trade Services in an R2 Zone (Two Family Residential District). Seconded by Board Member Boman.

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

Negative:

**CHANGE OF NONCONFORMING USE GRANTED,
VARIANCE CASE SCHEDULED FOR APRIL 15, 2024**

9:30 a.m. CASE NO.: 22-24 – Council District #7

BZA PETITIONER: HAKIM SHAKIR & MIKE BERRY

LOCATION: 18650 FORD RD., between Brace and Greenview in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: N FORD RD 13 EXC TRIANG PT BG W 10 FT ON S LINE & S 10 FT ON W LINE 14 THRU 18ASSESSORS PLAT OF TH TAUBITZ FARML67 P90 PLATS, W C R 22/701 256 IRREG

PROPOSAL: HAKIM SHAKIR & MIKE BERRY request dimensional variances to demolish an existing building and construct a 6,716 sq. ft. Motor Vehicle Filling Station and 3, 129 sq, ft Motor Vehicle Washing facility on an 11,631 sq. ft. site APPROVED w/Conditions in BSEED Case No: SLU2021 – 00170; Decision Date: November 9 – Effective Date: November 24, 2023. The subject site is within a B4 Zone (General Business 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; the proposed gas station doesn’t comply with the minimum front building setback requirement)less than 40’feet) Section 50-13-178 (front setback): For the proposed gas station building, a 40- feet front setback is required; 30’ feet 4” is proposed, thus is 9’ feet 8” inches deficient; and that the proposed gas station doesn’t meet locational suitability as it is less than 1,000 feet from an existing Motor vehicle filing station (BP Gas Station, 18900 Ford Rd. approx. 400’ feet away) (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).

ACTION OF THE BOARD: Mr. Watson made a motion to Grant dimensional variances to demolish an existing building and construct a 6,716 sq. ft. Motor Vehicle Filling Station and 3, 129 sq, ft Motor Vehicle Washing facility on an 11,631 sq. ft. site APPROVED w/Conditions in BSEED Case No: SLU2021 – 00170. **Seconded by Board Member Boman.**

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

Negative: Mrs. Moore, Hill-Knott
Mr. Sherman

DIMENSIONAL VARIANCES GRANTED

9:45 a.m. CASE NO.: 23-24 – Council District #6

BZA PETITIONER: WILLIAM WROBLEWSKI

LOCATION: 6117 MARTIN, between Crowley and Kirkwood in an R2 Zone Two Family District

LEGAL DESCRIPTION OF PROPERTY: W MARTIN 9 STEPHEN PRATT SUB L55 P81 PLATS, W C R 18/443 34 X 155

PROPOSAL: William Wroblewski request dimensional variances for a Residential home with Second floor addition. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R2 Zone (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; second floor is wider than first floor per Section 50-13-3, second floor may not be wider than first floor existing side setbacks must be maintained (Sections 50-2-67 Procedures and 50-15-26 Expansion or Intensification of Nonconforming Uses). AP

ACTION OF THE BOARD: Mr. Weed made a motion Grant dimensional variances for a Residential home with Second floor addition. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R2 Zone (Two-Family Residential District). Seconded by Board Member Watson.

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

Negative:

DIMENSIONAL VARIANCE GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Sherman seconded this motion which was unanimously carried and the meeting adjourned at 11:25 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp