

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



City of Detroit
Board of Zoning Appeals
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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
MARCH 25, 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 March 18, 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) Elois Moore, Board Member
- (5) Scotty Boman, Board Member
- (6) Jerry Watson, Board Member
- (7) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

- (1) Kimberly Hill Knott, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for March 18, 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.: 21-24 – Council District #5

LOCATION: 4730 16th Street, between Hancock and W. Forest in a B4 Zone - (General Business District)

LEGAL DESCRIPTION OF PROPERTY: North 30 feet of Lot 615 and all of Lots 616 and 617 of Plat of the subdivision of that part of private claim to No. 44, lying between the Chicago and grand river roads according to the recorded plat thereof, as recorded in Liber 68, Page 2 and 3 of deeds, Wayne County Records.

PROPOSAL: Prince Concepts request to reverse the Denied Site Plan review application to intensify the land use to provide an accessory parking lot for property located at 4725 16th Street BZA approved multi-tenant building occupied with gallery bookstore and small restaurant within a (B4 Zone General Business 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. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions, 50-3-205 Appeals 50-3-171 thru 50-3-187 Site Plan Review). AP

ACTION OF THE BOARD:

Mr. Roberts made a motion to Uphold BSEED’s Decision to Deny Site Plan Application. Seconded by Board Member Watson.

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

Negative: Mr. Boman

BSEED SITE PLAN DENIAL UPHELD

9:30 a.m.

CASE NO.: 20-24 – Council District #3

BZA PETITIONER: NUMBER 1 CAR COMPANY II, INC.

LOCATION: 4210 E Eight Mile, between Dean and Sunset in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE ROAD 48 THRU 37 ASSESSORS BASE LINE SUPERHIGHWAY NO1 L63 P67 PLATS W C R 13/331 250.50 X 100 SPLIT/COMBINED ON 11/27/2019 FROM 13009123-7, 13009118-22.

PROPOSAL: Number 1 Car Company II, Inc. is to expand a legal nonconforming and requesting dimensional variances for Used Motor Vehicle Sales lot by adding land to the east of the existing land and expanding the land use to a 25,050 square foot site. The subject site is within an B4 General Business District. Per section 50-12-131(spacing) Used Motor Vehicle Sales Lot cannot be within 2,000 feet of each other. Let’s Ryde Auto Sales-3626 E Eight Mile-1442 feet away. The subject site is within an (B4 Zone General Business District). Per section 50-12-131(spacing) Used Motor Vehicle Sales Lot cannot be within 2,000 feet of each other. Let’s Ryde Auto Sales-3626 E Eight Mile-1442 feet away. The expansion of nonconforming uses and spacing from similar uses are subject to the jurisdiction of the Board of Zoning Appeals, per Sec. 50-15-26 of the Detroit Zoning Ordinance; therefore, a Board of Zoning Appeals hearing is required. (Sections 50-2-67 Procedures and 50-15-26 Expansion or Intensification of Nonconforming Uses). AP

ACTION OF THE BOARD:

Mr. Roberts made a motion to Grant expansion of a legal nonconforming use for Used Motor Vehicle Sales lot by adding land to the east of the existing land and expanding the land use to a 25,050 square foot site. Seconded by Board Member Watson.

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

Negative: Mrs. Moore

EXPANSION OF NONCONFORMING USE GRANTED

9:45 a.m.

CASE NO.: 19-24 – Council District #6

BZA PETITIONER: DETROIT INTERNATIONAL BRIDGE COMPANY, LLC

LOCATION: 1003 ST. ANNE, between W. Lafayette and Howard in an R2 Two Family District

LEGAL DESCRIPTION OF PROPERTY: W STE ANNE N 24 FT 13 BLK 1 WHITWOOD & CARGILLS SUB L56 P269 DEEDS, W C R 10/14 24 X 118.70 SPLIT ON 03/14/2023 WITH 10000094.,10000095., 10000096., 10008094., 10008095., 10008096., 10008097., 10008098., 10008099. INTO 10008094-100;

PROPOSAL: Detroit International Bridge Company, LLC request dimensional variances for a proposed wall that is excessive in height in BSEED Case No: BLD2022-05307. 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; Sec. 50-14-372. - Height. Required screening shall be at least as tall as the object to be screened, and no taller than eight feet, except as may be specified in Section 50-14-341(1)b of this Code. There shall be no maximum height for trees or plants used as screening materials. The height of a required wall may be tapered at the end of said wall that is closest to a public street to ensure visibility of cross traffic; **EXCESSIVE HEIGHT ON SCREEN WAAL, 8’ HIGH ALLOWED – 20’ HIGH PROPOSED – 12’ HIGH EXCESSIVE HEIGHT.** (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 Adjournment at petitioners request without date and with fee. **Seconded by Board Member Watson.**

Affirmative: Mr. Weed, Roberts, Thomas, Sherman, Boman
Ms. Moore

Negative:

ADJOURNED WITH FEE AND WITHOUT DATE

Case No. 56-23 – Council District #4

BZA PETITIONER: Paul Spaniolo atty 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: Paul Spaniolo atty for Jefferson Fuel and AL OUD 4, LLC appeals the decision of the Buildings Safety and Engineering and Environmental Department SLU2023-00042 decision date June 22, 2023 effective July 6, 2023 which **DENIED** permission to renovate an existing 6,440 square feet gas station store by adding two future retail tenant spaces within the existing building. 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. (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. Boman made a motion Dismiss Case at petitioner’s request. Seconded by Board Member Sherman.

Affirmative: Mr. Weed, Roberts, Thomas, Sherman, Boman
Ms. Moore, Sherman

Negative:

DISMISSED WITHOUT RETURN OF FEE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Boman motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 11:20 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp