

BOARD MEMBERS

Robert E. Thomas
Chairperson
Council District At Large

Robert Roberts
Vice Chairperson
Council District 6

Scott Boman
Council District At Large

Robert G. Weed
Council District 1

Kimberly Hill Knott
Council District 2

Elois Moore
Council District 3

Jerry Watson
Council District 4

Byron Osbern
Council District 5



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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
JULY 15, 2024

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday July 15, 2024 by way of Zoom and in person.

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

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) Elois Moore, Board Member
- (3) Robert G. Weed, Board Member
- (4) Scotty Boman, Board Member
- (5) Kimberly Hill Knott, Board Member
- (6) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

- (1) Robert Roberts, Board Member
- (2) Jerry Watson, Board Member

MINUTES:

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

Affirmative: Mr. Boman, Thomas, Osbern, Weed
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**.

9:30 a.m. CASE NO: 44-24

BZA PETITIONER: PIETY HILL 2/CENTRAL DETROIT CHRISTIAN CDC

LOCATION: 652 AKA 650 GLADSTONE, between 2nd and 3rd in a R5 zone (Medium Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: N GLADSTONE 20-19-18 FISHERS SUB L14 P31 PLATS, W C R 4/86 120 X 142.26A

PROPOSAL: Piety Hill 2 request dimensional variances for the residential two-family dwelling; Per building permit BLD2023-01755. The subject site is within an R5 Medium Density 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; *Per building permit BLD2023-01755, the applicant need the following dimensional variances for the residential two-family dwelling: Section 50-13-6 ("R5 District"): Minimum required Side Setbacks (4' minimum required on both sides and 14' combined required, Side 1: 3'-6" proposed on one side and Side 2: 3'-9" proposed on the other, Side 1 is 6" deficient, Side 2 is 10'-2" 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 variances for the residential two-family dwelling; Per building permit BLD2023-01755. Seconded by Board Member Sherman.

Affirmative: Mr. Thomas, Boman, Sherman, Weed, Osbern
Mrs. Hill-Knott, Moore

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. **CASE NO:** 42-24

BZA PETITIONER: LAUREN MANSPERGER

LOCATION: 8811 GREENFIELD, between Ellis and Joy Rd in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: N JOY S 150 FT OF E 150 FT OF THAT PT OF SE 1/4 SEC 36 T 1 S R 10 E LYG N & ADJ JOY RD 120 FT WD & W & ADJ GREENFIELD RD 103 FT WD22/--- 22,500 SQ FT

PROPOSAL: Lauren Mansperger request dimensional variances to renovate an existing Restaurant, fast-food, with drive-up or drive-through facilities by making interior and exterior building improvements along with the installation of a double drive-thru lane and landscaping upgrades APPROVED w/Conditions in BSEED Case No: SLU2024 – 00032; Decision Date: January 23, 2024 – Effective Date: February 6, 2024. The subject site is within an B3 Shopping 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 right of way screening requirements in Sec. 50-14-341 of the Zoning Ordinance.* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances to renovate an existing Restaurant, fast-food, with drive-up or drive-through facilities by making interior and exterior building improvements along with the installation of a double drive-thru lane and landscaping upgrades APPROVED w/Conditions in BSEED Case No: SLU2024 – 00032. **Seconded by Board Member Moore**

Affirmative: Mr. Thomas, Sherman, Boman, Weed, Osbern
Mrs. Hill-Knott, Moore

Negative:

DIMENSIONAL VARIANCE GRANTED

10:00 a.m. CASE NO: 47-24

BZA PETITIONER: Michael Stines

LOCATION: 14901, 14911 & 14925 Kercheval between Alter and Wayburn in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: N KERCHEVAL 31 & 30SCHIAPPACASSES SUB L37 P61 PLATS, W C R 21/417 40.94 X 100; N KERCHEVAL 29SCHIAPPACASSES SUB L37 P61 PLATS, W C R 21/417 20 X 100; N KERCHEVAL 28 SCHIAPPACASSES SUB L37 P61 PLATS, W C R 21/417 20 X 100

PROPOSAL: Michael Stines request dimensional variances to Demolish an existing building and construct a seven-unit Multiple-Family Dwelling and demolish an existing single-family dwelling to develop a six-space Accessory Parking Lot APPROVED w/Conditions in BSEED Case No: SLU2024-00039; Decision Date: May 17, 2024 – Effective Date: May 31, 2024. The subject site is within a B4 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; For the proposed mixed-use building at 14901, 14911, & 14925 Kercheval, the applicant shall require the following variance from the Board of Zoning Appeals: a) Section 50-13-62 (Rear building setback): thirty-foot rear setback required; zero rear setback proposed, thirty-foot rear setback deficiency. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Osbern made a motion to Grant dimensional variances to Demolish to construct a seven-unit Multiple-Family Dwelling and to develop a six-space Accessory Parking Lot APPROVED w/Conditions in BSEED Case No: SLU2024-00039. Seconded by Board Member Boman

Affirmative: Mr. Thomas, Sherman, Boman, Weed, Osbern
Mrs. Hill-Knott, Moore

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 Hill-Knott seconded this motion which was unanimously carried and the meeting adjourned at 11:32 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp