

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
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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
JUNE 10, 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 June 10, 2024 by way of Zoom and in person.

Board Member Weed 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) Kimberly Hill Knott, Board Member
- (7) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

- (1) Jerry Watson, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for May 20, 2024 with any corrections.

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

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.:** 33-24 – Council District #6

BZA Petitioner: BRETT BABIN AND VIVEKA MISHRA

LOCATION: 2012 WABASH, between Dalzelle and Marantette in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: E WABASH N 25 FT 54 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, W C R 8/21 25 X 130 SPLIT/COMBINED ON 02/17/2023 FROM 08008718

PROPOSAL: Brett Babin and Viveka Mishra request dimensional variances to construct a new three-story single-family dwelling at 2014 Wabash aka 2012 Wabash. The subject site is within an R2 Two-Family Residential District and is a by right use. 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 lot area prior to issuance of a building permit (5,000 square feet required, 3,250 square feet proposed; 1,750 square feet and deficient lot area and deficient lot width 50 feet width required, 25 feet proposed 25 feet deficient lot width.* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Roberts made a motion to Grant dimensional variances construct a new three-story single-family dwelling at 2012 Wabash. Seconded by Board Member Boman.

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m.

CASE NO.: 30-24 – Council District #3

BZA PETITIONER: CROWN ENTERPRISE

LOCATION: 8600 E EIGHT MILE RD., between Conner and Hoover in an M4 Zone - (Intensive and Industrial District)

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: Crown Enterprise request dimensional variances for a proposed outdoor storage yard. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an M4 Intensive Industrial 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 50-4-129 of zoning ordinance, Board of Zoning Appeals hearing (BZA) is required due to proposed outdoor storage yard within 150' of residential zone district (50-12-344 [3]).* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

Mr. Boman made a motion to Deny dimensional variances for a proposed outdoor storage yard. Seconded by Board Member Hill-Knott.

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

Negative:

DIMENSIONAL VARIANCES DENIED

Board Member Moore emailed the Board of Zoning Appeals office on May 21, 2024 at 12:14 pm to inform the Director she would like to reconsider her vote for the following case.

CASE NO.: 31-24 – Council District #3

BZA PETITIONER: ADNAN GOBAH

LOCATION: 2929 CARPENTER, between Mitchell and Jos. Campau in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N CARPENTER 112 THRU 115 R A NEWMANS SUB L33 P96 PLATS, W C R 9/131 120 X 100;

PROPOSAL: Adnan Gobah request dimensional variances to establish a Banquet Hall in an existing 12,000 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2021 – 00251; Decision Date: January 23, 2024 – Effective Date: February 6, 2024. The subject site is within an 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. Per to issuance of a building permit, the applicant shall obtain a variance from the Board of Zoning Appeals for the following deficiency: a) Off-Street Parking (Section 50-14-50): 120 parking spaces required; 20 parking spaces proposed; 100 spaces deficient. (50-4-131 [1]). (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mrs. Moore made a motion to Reconsider her vote for Case No. 31-24. **Seconded by Board Member Sherman.**

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

RECONSIDERATION MOTION PASSES

Mrs. Moore made a motion to Grant dimensional parking variance to establish a Banquet Hall in an existing 12,000 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2021 – 00251. Seconded by Board Member Boman

Affirmative: Mr. Thomas, Sherman, Boman, Weed Mrs. Moore

Negative: Mr. Roberts Mrs. Hill-Knott

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 11:40 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp