

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

JAMES W. RIBBRON
Director

BOARD OF ZONING
APPEALS STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
ZONING INSPECTOR

REGULAR MEETING OF
MAY 13, 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 May 13, 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
- (8) Anthony Sherman, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Watson made a motion to approve the minutes for April 15, 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.: 26-24 – Council District #1

BZA PETITIONER: KEVIN HEFFERNAN

LOCATION: 20119 WISCONSIN, between Chippewa and Pembroke in an R3-H Zone (Low Density Residential District-Historic)

LEGAL DESCRIPTION OF PROPERTY: E WISCONSIN ALL 205 THRU 214 275 THRU 284 PART OF 274 215 152 THRU 162 PART OF VAC WISCONSIN AVE VAC ALLEY ADJ DETROYAL GARDENS SUB L35 P77 PLATS, W C R 16/364; ALL DESC AS BEG AT SW COR LOT 284 DETROYAL GARDENS SUB L35 P77 PLATS TH N 00D 00M 24S E 427.78 FT TH N 89D 58M 00S E 324.33 FT TH S 00D 00M 24S W 427.78 FT TH S 89D 58M 00S W 324.33 FT TO POB 138,739 SQFT SPLIT/COMBINED ON 12/11/2019 FROM 16034932-50, 16035808

PROPOSAL: Kevin Heffernan request dimensional variances to convert a former school building site though adaptive reuse into a 56,431 square foot, 100-unit Multi-family Dwelling complex APPROVED w/Conditions in BSEED Case No: SLU2023 – 00251; Decision Date: January 23, 2024 – Effective Date: February 6, 2024. The subject site is within an R3-H Zone (Low Density Residential District Historic). 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; Section 50-13-253 (2)(d) - Multi-building, multi-family developments. Horizontal distance between separate buildings of the zoning ordinance, a 50-foot minimum width is required between the vacant school and proposed northern three story multi family dwelling building; 18’ feet .75” inches proposed thus is deficient by 31 feet .25 inches (Section 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 to convert a former school building site though adaptive reuse into a 56,431 square foot, 100-unit Multi-family Dwelling complex APPROVED w/Conditions in BSEED Case No: SLU2023 – 00251. Seconded by Board Member Boman.

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m. **CASE NO.:** 27-24 – Council District #3

BZA PETITIONER: **PONKOS DAS**

LOCATION: 17125-55 **Sunset** between McNichols and Nancy in an R1 Zone (Single-Family Residential District)

LEGAL DESCRIPTION OF PROPERTY: W SUNSET 152 DOWNIES ALADDIN L35 P54 PLATS, W C R 13/224 30 X 107 COMBINED ON 12/13/2023 WITH 13019872., 13019873., 13019874., 13019875., 13019876. INTO 13019872-7; W SUNSET 147 DOWNIES ALADDIN L35 P54 PLATS, W C R 13/224 30 X 107 COMBINE ON 12/13/2023 WITH 13019873., 13019874., 13019875., 13019876., 13019877. INTO 13019872-7;

PROPOSAL: **Ponkos Das request dimensional variances to develop a 54-space Accessory Parking Lot on existing vacant land to serve a church located at 4215 E. McNichols. APPROVED w/Conditions in BSEED Case No: SLU2023 – 00040; Decision Date: November 9, 2023 – Effective Date: November 24, 2023. The subject site is within an R1 Zone (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: Per section Sec. 50-13-182. - Parking lots or parking areas. Parking lots and parking areas shall be subject to the following requirements: a. excessive parking lot size: 8,500 sq. ft. allowed, 19,338 sq. ft. proposed, 10,838 sq. ft. excessive and b. excessive lot width: 70’ maximum lot width allowed, 180’ lot width proposed, 110’ width excessive lot width (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 to develop a 54-space Accessory Parking Lot on existing vacant land to serve a church located at 4215 E. McNichols. APPROVED w/Conditions in BSEED Case No: SLU2023 – 00040. Seconded by Board Member Sherman.**

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

Negative:

DIMENSIONAL VARIANCES GRANTED

9:45 a.m.

CASE NO.: 28-24 – Council District #6

BZA PETITIONER: AHMED FADHLE HASSAIN

LOCATION: 2200 LIVERNOIS, between Toledo and Bivouac in an B4 Zone (General Business District)

LEGAL DESCRIPTION OF PROPERTY: E LIVERNOIS E 51 FT OF W 105 FT OF LOTS 266 THRU 268 DANIEL SCOTTENS RE-SUB L14 P56 PLATS, W C R 16/42 E 51 FT OF LOTS 5&6 AND W 9 FT OF VAC ALLEY ADJ JEYNES SUB L17 P53 PLATS, W C R 16/54 149 IRREG

PROPOSAL: Ahmed Fadhle Hussain request dimensional variances to renovate and re-establish a formerly closed 1,430 square foot Motor Vehicle Filing Station along with three pump islands on a 9,003 sq. ft site. APPROVED w/Conditions in BSEED Case No: SLU2023 – 00161; Decision Date: February 2, 2024 – Effective Date: February 16, 2024. The subject site is within an 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; Sec. 50-13-178. - Motor vehicle filling station; building setback. Any building or structure for a motor vehicle filling station shall be set back a minimum of 40 feet from all street right-of-way lines, and a minimum of ten feet from all property lines that abut any residential or residential Planned Development (PD) District or Transitional Industrial (TM) District. This setback requirement does not apply to buildings or structures located on zoning lots abutting a Traditional Main Street, where principal buildings or structures shall be built to the front lot line. This provision shall not apply to fuel pumps and pump islands, attached or detached canopies, compressed air connections, and similar equipment; for the proposed gas station building, a 40 feet front setback is required; 11 feet 4 inches is provided; 28 feet 8 inches deficient; and Sec. 50-13-175. - Motor vehicle filling station; lot width/lot area requirements, stations exceeding 600 square feet in gross floor area, excluding those on a Traditional Main Street; 16,000 square feet required for 3 pump islands; 9003 sq ft proposed, 6997 sq. ft. deficient and Sec. 50-14-154. five (5 feet wide pedestrian walkway required adjacent to building, three feet wide sidewalk provided; two feet deficient. (Section 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Watson made a motion to Grant Dimensional Variances to renovate and re-establish a formerly closed 1,430 square foot Motor Vehicle Filing Station along with three pump islands on a 9,003 sq. ft site. APPROVED w/Conditions in BSEED Case No: SLU2023 – 00161 Seconded by Board Member Roberts.

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

Negative:

DIMENSIONAL VARIANCES GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Watson 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