

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



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
AUGUST 19, 2024

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday August 19, 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 Roberts called the meeting to order and Director Ribbron called the roll at 9:10 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) Robert Roberts, Board Member
- (6) Anthony Sherman, Board Member
- (7) Jerry Watson, Board Member
- (8) Kimberly Hill Knott, Board Member

BOARD MEMBERS ABSENT:

- (1) Byron Osbern, Board Member

MINUTES:

Board Member Watson made a motion to approve the minutes for August 12, 2024 with any corrections.

Affirmative: Mr. Boman, Weed, Roberts, 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: 53-24 – COUNCIL DISTRICT 6

BZA PETITIONER: TIMOTHY FLINTOFF

LOCATION: 2728-38 ROSA PARKS BLVD, between Spruce and Perry in an SD2 Zone Special Development District Mixed Use

LEGAL DESCRIPTION OF PROPERTY: E TWELFTH S 50 FT 30 BLK 5 PLAT OF CABACIER FARM N OF CHICAGO RD L1 P154 PLATS, W C R 8/35 50 X 195 ; E TWELFTH S 50 FT 30 BLK 5 PLAT OF CABACIER FARM N OF CHICAGO RD L1 P154 PLATS, W C R 8/35 50 X 195

PROPOSAL: Timothy Flintoff request dimensional variance to Construct seven Townhouse units on a vacant 0.133-acre site. – Approved with conditions in BSEED Case No: SLU2024-00027; Decision Date: April 3, 2024; Effective Date April 16, 2024. 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; Section 50-8-56(2) (“Other regulations”), as greater than one principal detached residential building is proposed on the R2 zoning lot (“two-family dwelling and townhouse”); and b) Per Section 50-13-253(b) (“Multibuilding, multifamily developments”), a minimum of thirty- five feet horizontal distance is required between the two principal buildings; twenty-five feet horizontal distance is proposed, thus a ten-foot horizontal distance deficiency. (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 variance to Construct seven Townhouse units on a vacant 0.133-acre site. – Approved with conditions in BSEED Case No: SLU2024-00027. Seconded by Board Member Sherman.

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 A.M.

CASE NO: 58-24 – COUNCIL DISTRICT 6

BZA PETITIONER: DONALD TAPPEN

LOCATION: 2150 BAGLEY STREET, between 14th and Wabash in an M3 Zone (Single-Family Residential District)

LEGAL DESCRIPTION OF PROPERTY: E fourteen 97x100 Sub of Godfroy Farm Liber 1 Page 132 Plats WCR 10/24 15,010 sq. ft.

PROPOSAL: Don Tappan request dimensional parking variances to renovate an existing 23,472 square foot building into a 14-unit residential loft structure that will include commercial space on the ground floor. The subject site is within an M3 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: deficient parking. 38 spaces required, 0 provided, 38 parking spaces 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 dimensional variance to dimensional parking variances to renovate an existing 23,472 square foot building into a 14-unit residential loft structure that will include commercial space on the ground floor. Seconded by Board Member Sherman.

Affirmative: Mr. Thomas, Roberts, Sherman, Weed, Watson, Sherman
Mrs. 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 11:40 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp