

BOARD MEMBERS

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Council District At Large

Robert Roberts

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Robert G. Weed

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Council District 3

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Council District 4

Byron Osbern

Council District 5



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

APRIL 14, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday April 14, 2025 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 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Anthony Sherman, Board Member
- (3) Robert G. Weed, Board Member
- (4) Scotty Boman, Board Member
- (5) Jerry Watson, Board Member
- (6) Elois Moore, Board Member
- (7) Byron Osbern, Board Member
- (8) Robert Roberts, Board Member
- (9) Kimberly Hill Knott, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Watson made a motion to approve the minutes for March 24, 2025 with any corrections.

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

9:15 a.m.

CASE NO: 7-25 – Council District #4

BZA PETITIONER: GUISEPPE TOCCA & STEVEN MIKULUS/GLASS ANCHOR TATTOO

LOCATION: 15433 MACK AVE aka 15435 MACK Between: Beaconsfield and Nottingham in an B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N Mack 3 thru 5 & S ½ of Vac Alley ADK EXC Mack Ave as WD Nottingham Subn L38 P26 Plats, WCR 21/465 67.74 x 81A

PROPOSAL: Giuseppe Tocco & Steven Mikulus / Glass Anchor Tattoo request dimensional (parking) variances to establish a body art facility (Tattoo Shop) in a 615 square foot ground floor unit of an existing 7,832 square foot building. The subject site is within a 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. Under Section 50-14-7 at the time of permit, the applicant/tenant shall provide a duly recorded shared parking plan that meets the standard of the Detroit Zoning Ordinance (must be within 100 feet of the subject site), otherwise they shall require a parking waiver from the BZA (3 spaces required for the 615 square foot unit; 0 spaces provided). 50-4- 131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

ACTION OF THE BOARD: Mr. Osbern made a motion to Grant dimensional (parking) variances to establish a body art facility (Tattoo Shop) in a 615 square foot ground floor unit of an existing 7,832 square foot building. Seconded by Board Member Boman

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m.

CASE NO: 9-25 – Council District #6

BZA PETITIONER: FANNY E CEA NAVA

LOCATION: 7500 HOLMES Between: Proctor and Central in an R2 Zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: N HOLMES 130 WM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, W C R 18/366 30 X 103

PROPOSAL: Fanny E Cea Nava request dimensional variances for the construction of a Two-Car Garage. This case is BY-RIGHT and was Plan Reviewed. The subject site is within a 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. Accessory buildings or structures in rear setback; setbacks from principal buildings and excessive lot coverage. (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 for the construction of a Two-Car Garage. This case is BY-RIGHT and was Plan Reviewed. The subject site is within a R2 Zone (Two-Family Residential District). Supported by Board Member Osbern

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 a.m.

CASE NO: 5-25 – Council District #6

BZA PETITIONER: PAUL GARRISON/YOLANDA & JOSE MORALES-MORALES ENTERPRISES

LOCATION: 1435 LAWNDALE Between: Homer and Longworth in an B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: W LAWNDALE 11&10 JOHN P CLARK EST SUB L24 P32 PLATS, W C R 20/172 64 X 100

PROPOSAL: Paul A. Garrison requests a dimensional parking variance to establish a Private Social Club. This case is BY-RIGHT and was Plan Reviewed. The subject site is within a 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. Deficient parking. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

ACTION OF THE BOARD: Mr. Watson made a motion to parking variance to establish a Private Social Club. This case is BY-RIGHT and was Plan Reviewed. Supported by Board Member Moore

Affirmative: Mr. Roberts, Osbern, Sherman, Watson
Mrs. Moore, Hill-Knott

Negative: Mr. Weed, Boman, Thomas

DIMENSIONAL VARIANCE DENIED

10:00 a.m. **CASE NO:** 3-25 – Council District #6

BZA PETITIONER: THOMAS COX

LOCATION: 2710 HARRISON Between: Spruce and Perry in an R2 Zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: E HARRISON 246 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100 COMBINED ON 10/30/2024 WITH 08006673. INTO 08006672-3

PROPOSAL: Thomas Cox requests dimensional variances for Accessory Use Structure (garage) with living space located at 2710 Harrison in an R2 district. This case is BY-RIGHT and was Plan Reviewed. 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. Exceeding the maximum number of principle detached residential buildings in the R2 Two-Family Residential District per Ordinance Section 50-12-431 Number of buildings on a zoning lot (1 Principle residential building maximum). (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 for Accessory Use Structure (garage) with living space located at 2710 Harrison in an R2 district. Supported by Board Member Watson**

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

Negative:

DIMENSIONAL VARIANCE GRANTED

9:45 a.m. CASE NO: 84-24

BZA PETITIONER: LAURA BATIE

LOCATION: 19036 W MCNICHOLS, between Sunderland and Warwick in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: N--W MC NICHOLS 204&205 PALMER BLVD OUTER DR SUB L46 P2 PLATS, W C R 22/424 44 X 100

PROPOSAL: Laura Batie requests dimensional variances to utilize a 990 sq. ft. space for Rental Hall in an existing 3,080 sq. ft. building with office space APPROVED w/Conditions in BSEED Case No: SLU2024-00010; Decision Date: September 19, 2024 – Effective Date: October 3, 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 section 50-14-2(3) at time of permit, unless the applicant can provide a recorded, fully executed shared parking agreement with the owner of 19000 W. McNichols, a parking waiver shall be required – 8 spaces required, zero provided; 8 space parking deficiency.* 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 to utilize a 990 sq. ft. space for Rental Hall in an existing 3,080 sq. ft. building with office space APPROVED w/Conditions in BSEED Case No: SLU2024-00010. Supported by Board Member Boman

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

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Osbern motioned that the meeting be adjourned. Board Member Watson seconded this motion which was unanimously carried and the meeting adjourned at 12:35 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to be 'JWR', written in a cursive style.

JAMES W. RIBBRON
DIRECTOR

JWR/atp