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Director

**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**

**REGULAR MEETING OF
JULY 9, 2019
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER**

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**

II. PROCEDURAL MATTERS

III. MINUTES:

- A. APPROVAL OF MINUTES: June 18, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 44-19 (aka SLU2019-00016)

APPLICANT: K8 PARTNERS, LLC

LOCATION: 2119 Field St. between Kercheval Ave. and E. Vernor Hwy. in a R2 (TWO-FAMILY RESIDENTIAL DISTRICT) City Council District #5

LEGAL DESCRIPTION OF PROPERTY: W FIELD 29&30 LINDEN LAWN SUB L21 P21 PLATS, W C R 15/98 100 X 150 SPLIT ON 10/11/2018 INTO 15007454.003, 15007454.004, 15007454.005, 15007454.006, 15007454.007, 15007454.008, 15007454.009, 15007454.010

PROPOSAL: K8 Partners, LLC request to expand an existing Accessory Parking lot from three (3) spaces to eight (8) spaces to serve a renovated eight unit multiple family dwelling an R2 Zone (TWO-FAMILY RESIDENTIAL DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements; four (4) foot side setback required – none provided. (Sections 61-4-92(1,2 &3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard and 61-4-81 Approval Criteria.)AP

10:00 a.m. CASE NO.: 42-19 (aka SLU2019-00057)
APPLICANT: MOSAIC PROPERTIES
LOCATION: 106 E. Forest Ave. between Woodward Ave. and John R. St in B4 (General Business District) City Council District #6
LEGAL DESCRIPTION OF PROPERTY: S FOREST W 25 FT 13 12 BROOKS & CARLISLES L1 P245 PLATS, W C R 1/67 55 X 155
PROPOSAL: Mosaic Properties request dimensional variances to construct a mixed-use development in a four (4) story, 7063 foot building consisting of six (6) Townhouse Units, four (4) Multi-family units and 1,034 square foot Office space in B4 Zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments. Town houses shall be subject to the following provisions: front setback – Townhouses: 20 feet required - 6 feet proposed; height – Townhouses: 35 feet required – 46 feet provided; rear setback – Townhouses: 30 feet required – 10 feet provided; half of rear 20 foot public alleyway – 20 feet deficient and side setback – Townhouses – 15 feet required – 6 feet provided. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, Sec. 61-8-65. Intensity and dimensional standards, Sec. 61-12-126. Town houses. Sec. 61-13-106. Town houses, 61-13-4. Intensity and dimensional standards - Townhouses and 61-4-81 Approval Criteria.)AP

10:45 a.m. CASE NO.: 34-19 (aka BZA2019-00023)
APPLICANT: METRO SIGNS
LOCATION: 2135 Michigan Ave. between 14th and Wabash St. in a B4-H zone (General Business District-Historic) City Council District #6
LEGAL DESCRIPTION OF PROPERTY: S MICHIGAN 6 EXC MICHIGAN AVE AS WD SUB OF PT OF GODFROY FARM L1 P132 PLATS, W C R 10/24 39.90 X 45.84
PROPOSAL: Metro Signs requests permission to erect an internally illuminated Sign (Grandma Bob's Pizza) BY seeking waivers from developmental standards, use regulations and dimensional variances. The projecting sign is 13 square feet and internally illuminated. The signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District in a B4-H Zone (General Business District-Historic). This case is appealed because electronic message boards are not allowed to cover more than 25% of the sign face area and are considered flashing signs. In the Traditional Main Street Overlay area, animated signs with flashing or moving lights are prohibited. However, the Board of Zoning Appeals may modify this developmental standard specified in this article (Article XIV of this Chapter; Traditional Main Street Overlay Area) and after a public hearing, a variance may be granted by the Board based on the approval criteria of Section 61-4-81 of this Code in this instance; Illumination of signage shall be provided by external lighting. Internal illumination of signs is prohibited. (Sections 61-6-10 Electronic Message Boards, 61-6-7 Business Sign, 61-14-300(13) Illumination of Signs in TMSO area, 61-6-14 Identification Sign, 61-4-92(2) Other Variances, Variance of Development Standard and 61-4-81 Approval Criteria.)AP

- VII. PUBLIC COMMENT / NEW BUSINESS
Next Hearing Date: July 23, 2019
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.