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**BOARD OF ZONING
APPEALS STAFF:**

THOMINA DAVIDSON
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DEJA SAMMONS

**REGULAR MEETING OF
MAY 18, 2021**

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: 83992865544

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/83992865544>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

DOCKET

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

II. PROCEDURAL MATTERS –

III. MINUTES:

A. APPROVAL OF MINUTES: May 11, 2021

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 22-21
APPLICANT: Brian Hurttienne
LOCATION: 2627 Austin Street between 17th and 18th in a R3 - (Low Density Residential District)-
City Council District #6
LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and
assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. S
AUSTIN E 30 FT 66 WARDS SUB L1 P263 PLATS, W C R 10/21 30 X 108
PROPOSAL: Brian Hurttienne request dimensional variances to construct three attached
Townhouse units on existing vacant land, 6,804 square foot property is ‘vacant
land’. The applicant proposes to construct three townhouse units on the subject
lots. At the Zoom hearing, the applicant testified that the 2,016 square foot
townhome units will be for sale and will be managed by a home owner’s association
in a R3 Zone (Low Density 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; Section 50-13-186(3) “Minimum Townhouse width” (20’ feet
required); Townhouse Unit one: 16’ feet 2” inches proposed (deficient 3’ feet 10”
inches); Townhouse unit two: 15’ feet 8” inches proposed (deficient 4’ feet 8”
inches); and Townhouse unit three: 16’ feet 2” inches proposed (deficient 3’ feet
10” inches). (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121
Approval Criteria.) AP

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.

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

10:15 a.m. **CASE NO.:** 23-21

APPLICANT: David Rzyzi (Mannik Smith Group)

LOCATION: 7303 W. McNichols between Prairie and Monica in a B2 - (Local Business and Residential District) (TMSO)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: Lots 14-18 of the Marshal, Michaelson and Kohn subdivision. Liber 33 of Plats Page 46 of WCR.

PROPOSAL: David Rzyzi (Mannik Smith Group) request dimensional variances to establish a mixed use building, with 38 multi-family units and ground floor commercial, this is a by-right use in this zoning district per section 50-9-44 (7). 27 parking spaces are provided on the site plan. 29 parking spaces are required for the 38 units, because this is located within .50 miles of the bus rapid transit. The proposed commercial space will be 6595 square feet and split into 4 units in a B2 - (Local Business and Residential District) (TMSO). 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; That Board of Zoning Appeals hearing is required to waive, the rear setback, excessive height, excessive floor area ratio, loading area and not meeting the TMSO transparency; This development does not meet all the dimensional standards per section 50-13-43. Rear setback: 30 feet required, 0 feet provided, 30 feet deficient Maximum height: 35 feet permitted, 43 feet provided, 8 feet excessive Floor Area Ratio: 36,000 permitted, 37,700 provided, 1,700 excessive Loading area: 12'X35' loading spaces required, 12'X35' loading space missing from site plan. (Sec.50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

VII. **PUBLIC COMMENT / NEW BUSINESS**
 Next Hearing Date: May 25, 2021

VIII. **ADVISEMENTS / OLD BUSINESS**

IX. **MEETING ADJOURNED**