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REGULAR MEETING OF  
**JULY 20, 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: 82469728510

**If You Are Joining By Web The Link Is:**

<https://cityofdetroit.zoom.us/j/82469728510>

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: July 13, 2021**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARING**

**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](mailto:crio@detroitmi.gov) to schedule these services.**

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

**9:15 a.m. CASE NO.:** 31-21 aka SPR2020-00066  
**APPLICANT:** Allied Media Projects  
**LOCATION:** 4731 Grand River between 14th and 15th St. in a B4 - (GENERAL BUSINESS DISTRICT)- City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** S GRAND RIVER 398 399 SUB OF PT OF THE GODFROY FARM L1 P293 PLATS, W C R 10/32 ALSO 635 THRU 641 SUB OF PC 44 L68 P2-3 DEEDS, W C R 10/31 325.51 IRREG 33605 SF 124  
**PROPOSAL:** David Rzyzi request dimensional (parking) variances to the develop office spaces in a newly constructed four story building. The existing one story building will be a proposed restaurant without drive-up or drive through facilities. These uses are by-right in this zoning districts B4 - (GENERAL BUSINESS DISTRICT). 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;77 parking spaces are required, 30 parking spaces are provided, 47 parking spaces deficient. A hearing with the Board of Zoning appeals is required to waive the deficient parking. A 4 foot to 6-foot masonry wall must be provided along the rear of the parking lot to screen the residential to the south, per section 50-14-342 of the Detroit Zoning Ordinance. (Sections 50-4-131(1&6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)

**10:15 a.m. CASE NO.:** 36-21 aka SPR2020-00085  
**APPLICANT:** 3701 Lincoln LLC  
**LOCATION:** 3700 Trumbull & 3701 Lincoln between St. Anne and 18<sup>th</sup> St. in a R3-H - (LOW DENSITY RESIDENTIAL DISTRICT – Historic)-City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** E TRUMBULL N 48 FT 42 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 48 X 124 & W LINCOLN 47 HODGES BROS SUB L1 P308 PLATS, W C R 6/53 50 X 124  
**PROPOSAL:** 3701 Lincoln LLC request dimensional variances for the proposed development (Towns @ Scripps Park) for 64 new-construction townhomes. Approximately fifteen, 3- story buildings consisting of attached townhouse units in a (R3-H - LOW DENSITY RESIDENTIAL DISTRICT - Historic). 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; the following dimensional variance shall be obtained from the Board of Zoning Appeals prior to seeking building permits: Per Section 50-13-4 (“R3 District, Townhouses (attached group)”), a) Townhouses (attached group) Parcels 1-5 or Units 45 to 57): Front Setbacks: 20’ required; 10’ and 15’ proposed, 10’ and 5’ deficient; and Rear Setbacks: 30’ required; 8’.1” proposed, 21’.11” deficient b) Townhouses (attached group) Parcels 6-7 or Units 58 to 62): Front Setbacks: 20’ required; 9’.8” and 15’ proposed, 10’.4” and 5’ deficient; and Rear Setbacks: 30’ required; 5’.3” proposed, 24’.9” deficient c) Townhouses (attached group) Parcels 8 (or Units 1, 19, 33 & 42) Front Setbacks: 20’ required; 10’ proposed, 10’deficient; and Rear Setbacks: 30’ required; 13’.8” proposed, 16’.4” deficient (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)

- VII. PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: TBD
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**