

**BOARD MEMBERS**

**Robert E. Thomas**

Chairperson  
Council District 5

**Debra T. Walker**

Vice Chairperson  
Council District 6

**Robert G. Weed**

Council District 1

**Vivian Teague**

Council District 2

**Elois Moore**

Council District 3

**Michelle L. West**

Council District 4

**Anthony Sherman**

Council District 7



**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  
APRIL PUROFOY  
DEJA SAMMONS

REGULAR MEETING OF  
**OCTOBER 12, 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: October 5, 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.:** 55-21 aka SLU2021-00062

**APPLICANT:** Nicole Rittenour

**LOCATION:** 1628, 1632, 1638, 1644 & 1650 Bagley between Rosa Parks and Trumbull in a B2-H Zone (Local Business and Residential District - Historic)-City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** N BAGLEY 20 W 10 FT 19 BLK 4 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 43 X 131.02; N BAGLEY 22 BLK 4 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12; N BAGLEY 23 BLK 4 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12 & N BAGLEY 24 BLK 4 LUTHER BEECHERS SUB L2 P27 PLATS, W C R 8/19 33 X 131.12

**PROPOSAL:** Nicole Rittenour request dimensional to establish two three-story, Multi-Family buildings on five vacant addresses totaling approximately 22,925 square feet with accessory parking APPROVED w/Conditions in BSEED SLU2021-00062; Decision Date; August 6, 2021; Effective Date August 20, 2021, in a B2 - H (Local Business and 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; per Section 50-13-43 - (Intensity and dimensional standards in the B2 Local Business and Residential District): rear setback 30 ft. required; 6 ft. 3 in. proposed - 23 ft. 9 in. deficient. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:15 a.m. **CASE NO.:** 18-21 aka BSEED SLU2019-00059

**APPLICANT:** Loay Basatne

**LOCATION:** 13675 Plymouth between Decatur and Schaefer in a M4 (Intensive Industrial District)- City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** S PLYMOUTH W 362.88 FT OF E 653.88 FT A EXCEPT N 33 FT W 462.88 FT OF E 753.88 FT B EXCEPT PENN R R R/W PLAT OF THE ESTATE OF JOHN KEAL L543 P404 DEEDS, W C R 22/586 84653 SQ FT

**PROPOSAL:** Loay Basatne appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2019-00059) which DENIED the establishment of a Junkyard, Used Auto Parts Sales and Indoor Dismantling in an existing 6500 square foot and 2,040 sq. ft. building on a 1.94-acre site in an M4 Zone (Intensive Industrial District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; at the BSEED hearing this site was still operating as an illegal junkyard, and the site has several deficiencies at time of inspection; including site less than 2 acres, and insufficient front building setback and other deficiencies. (Sections 50-4-101 Jurisdiction over Appeals of Administrative Decisions and Sec. 50-3-281 General approval criteria.)AP

11:15 a.m. **CASE NO.:** 49-21 aka SLU2021-00054

**APPLICANT:** Michael Beydoun

**LOCATION:** 15510 & 15514 W. Warren between Greenfield and Winthrop in a B4 Zone (General Business District)-City Council District #2

**LEGAL DESCRIPTION OF PROPERTY:** N WARREN 27 W 10.09 FT 26 WEST WARREN AVE EST SUB L43 P65 PLATS, W C R 22/245 30.09 X 100

**PROPOSAL:** Michael Beydoun appeals the decision of the Buildings Safety and Engineering and Environmental Department (PIN: 22000923 & 22000924) which DENIED the modification of your Marijuana Retail/Provisioning Center Facility (MRPCF) in a B4 Zone General Business District. The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; After reviewing the plans it was determined the facility is located in a Traditional Main Street Overlay Area. West Warren and other streets were added as TMSO areas in October 2020. Per section 50-3-535(b)(2) marijuana facilities are not permitted in these areas). (Sections 50-4-101 Jurisdiction over Appeals of Administrative Decisions and 50-15-26 - Sec. 50-15-26. - Expansion or intensification of nonconforming uses and 50-15-27 Required Findings.) AP

- VII. PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: October 19, 2021
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**