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REGULAR MEETING OF  
**OCTOBER 26, 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 19, 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\*

**10:15 a.m. CASE NO.:** 9-21

**APPLICANT:** Lil Clint's Mini Mart LLC-KM Consulting w/Ken Moody

**LOCATION:** 7631 E Warren between Townsend and Baldwin in a R2 (Two-Family Residential District - TMSO)-City Council District #4

**LEGAL DESCRIPTION OF PROPERTY:** Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2022. W BALDWIN 22 BLK 9 E C VAN HUSANS SUB L11 P65 PLATS, W C R 17/67 30 X 121.61A

**PROPOSAL:** Lil Clint's Mini Mart LLC – KM Consulting w/ Ken Moody is requesting to expand an existing nonconforming Mini-Mart and Carryout restaurant. Per the site plan, the applicant wants to add a 444 square foot addition to the existing 654 structure located at 7631 E Warren Ave. Both sites are located on land zoned R2 and the carry out restaurant is an existing nonconforming use within this zoning district. This address is located within the E. Warren Traditional Main Street Overlay (TMSO) district and are subject to additional design standards in a R2 (Two-Family Residential District - TMSO). A public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code – Deficiencies There are no deficiencies. E. Warren Ave. TMSO Design Review • The TMSO Design Advisory Committee has reviewed this proposed expansion of a nonconforming use and found the proposed renovations to be compliant with the design standards set forth in the Zoning Ordinance for this area. o Sec. 50-14-436(c)(1)- Requires a minimum of 50 percent of the street level facade along Traditional Main Streets, major thoroughfares, or secondary thoroughfares between two and eight feet above the grade plane shall consist of transparent windows and doors. (This applies to the proposed addition. No changes are proposed for the existing structure's facade.) o Per the site plan, 73 square feet of transparent doors and windows are required along E. Warren Ave.75 square feet were provided. This meets the requirement. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26. - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.)AP

**11:15 a.m. CASE NO.:** 40-21

**APPLICANT:** Jonnah Inc

**LOCATION:** 422 E. Grand Blvd. between Kercheval and St. Paul in a R5 - (Medium Density Residential District)-City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** E WEST GRAND BLVD 26 BLK 3 HUBBARDS SUB L5 P49 PLATS, W C R 12/288 40 X 135

**PROPOSAL:** Jonah Inc. is requesting dimensional variances to construct an 8-space parking lot located in a R5 (Medium Density Residential) zoning district in a R5 - (Medium Density Residential 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; III. Deficiencies Sec. 50-14-342 (1)(b)-Residential Screening • Per the Zoning Ordinance, an opaque wall shall be placed at the edge of the parking area to screen the parking area. The nearest parking space, drive aisle, or other paved surface within the parking area shall be located at least ten feet from the abutting residential lot. Said setback area shall be landscaped. • Per the site plan, a 4'6" opaque masonry wall is proposed along the eastern property line, but no setback has been provided. The constraints of the 35' wide lot width prevent the petitioner from providing an adequate drive aisle for the proposed parking and a landscaped setback. In order to come into compliance, the petitioner will need to obtain a dimensional variance from the Board; Sec. 50-14-234-Pedestrian Walkway • Per the Zoning Ordinance, Where parking is proposed immediately adjacent to a building, a pedestrian walkway, that is not less than five feet in width, shall be provided to separate the parking area from the building served. This provision shall not apply to single- and twofamily dwellings. • Per the site plan, a pedestrian walkway that varies in width from 2.66' to 3.07' has been provided for the proposed angled parking on the east side of the existing building. This is deficient from between 1.93' to 2.34'. The constraints of the 35' wide lot prevent the petitioner from providing the full 5' pedestrian walkway and preserving an adequate drive aisle for the proposed parking. In order to come into compliance, the petitioner will need to petition the Board for a dimensional variance for this deficiency; Sec. 50-14-233 Wheel Stops • Wheel stops or curbing that are at least six inches in height shall be installed at the head of parking spaces to protect walls and structures. • Per the site plan, no wheel stops have been provided. In order to protect the building from potential damage and to come into compliance, the petitioner needs to provide the wheel stops. If the petitioner cannot provide the wheel stops, they should explain the Board how they will prevent potential damage to the building from the proposed parking spaces.(Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

- VII. PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: November 9, 2021
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**