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REGULAR MEETING OF  
**SEPTEMBER 21, 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: September 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.:** 56-21 aka SPR2021-00007  
**APPLICANT:** Tim Flintoff  
**LOCATION:** 2733 Harrison (2741 Harrison) between Pine and Spruce in a R2 Zone (Two-Family Residential District) -City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** W HARRISON W 28.50 FT OF LOTS 240&239 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 62 X 28.50  
**PROPOSAL:** Tim Flintoff request dimensional variances to construct a four-unit, three-story 4,800 square foot Townhouse development with detached garages on existing vacant land in a (R2 - Two-Family 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; that this grant is only to Establish a four unit Townhouse with accessory parking and cannot be further expanded, enlarged, altered, or modified in any manner without the prior approval of the BSEED or Board of Zoning Appeals; Per Section 50-13-3 of the City of Detroit Zoning Ordinance, prior to issuance of permits, the applicant shall obtain the following variances from the Board of Zoning Appeals: a) Deficient front setback: 4' provided, 20' required, 16' deficient; and b) Deficient side setbacks: 11'.3" & 22'6" total required; 4' & 8' total proposed, 7'; 3" & 14' .6" deficient; and c) Deficient Lot Area: 7,000 s.f. required, 6,758 s.f. provided, 242's.f. deficient; and d) Lot width: 70' required, 62' provided, 8' deficient; and e) Excessive Floor Area Ratio (F.A.R) is 0.5 or 3,636 s.f./ 4,800 s.f. or .66 proposed, 1,164 s.f. or 17% excessive; and f) Maximum Lot Coverage: 35% required, 52% proposed (17% excessive);and g) Off-Street Parking: six spaces required, four spaces proposed, deficient two spaces. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

10:15 a.m. **CASE NO.:** 44-21 aka SPR202-00047  
**APPLICANT:** Tekton Development  
**LOCATION:** 2601 Harrison between Pine and Spruce in R2 Zone (Two-Family Residential District). - City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** W HARRISON 225 PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X 100  
**PROPOSAL:** Tekton Development request dimensional variances for the development of a 4 unit, 2 story Multi-Family Dwelling appr. 1498 sq. ft. currently on vacant land 3100 sq. ft in a (R2 - Two-Family 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; the following dimensional variance shall be obtained from the Board of Zoning Appeals prior to seeking building permits: Deficient lot width, deficient lot square footage, deficient front setback, deficient side yard set back, deficient rear yard setback, excessive lot coverage and excessive F.A.R. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

11:15 a.m. **CASE NO.:** 45-21 aka SPR202-00048

**APPLICANT:** Tekton Development

**LOCATION:** 2623 Cochrane between Pine and Spruce in a R2 Zone -  
(Two-Family Residential District) - **City Council District #6**

**LEGAL DESCRIPTION OF PROPERTY:** W COCHRANE 212  
PLAT OF LOGNON FARM L2 P5 PLATS, W C R 8/29 31 X  
100

**PROPOSAL:** Tekton Development request dimensional variances for the development of a 4 unit, 2 story Multi-Family Dwelling appr. 1498 sq. ft. currently on vacant land 3100 sq. ft **APPROVED WITH CONDITIONS** by Building, Safety, Engineering & Environmental Development in (Case: PIN: 080006585/SPR202-000480) in a (R2 - Two-Family 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; the following dimensional variance shall be obtained from the Board of Zoning Appeals prior to seeking building permits: Deficient lot width, deficient lot square footage, deficient front setback, deficient side yard set back, deficient rear yard setback, excessive lot coverage and excessive F.A.R. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.) AP**

- VII. PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: September 28, 2021
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**