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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 MAY 8, 2023

Pursuant to the City of Detroit Health Department Emergency Epidemic Order in Response to the COVID-19 Pandemic Per MCL 333.2453, Declaration of Continued Emergency Due to COVID-19, to Extend Remote Public Access to Open Meetings and Prohibit Gatherings at Meetings that Risk the Personal Health and Safety of Members of the Public and Public Bodies, effective from January 1, 2022 to March 31, 2022, the City of Detroit, Board of Zoning Appeals (BZA) will be:

IN-PERSON IN THE ERMA L. HENDERSON AUDITORIUM ON THE 13TH FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE., DETROIT, MI 48226

VIRTUAL ATTENDANCE IS STRONGLY ENCOURAGED.

As pursuant to public health guidelines, the meeting room will be subject to space limitations, and there are NO additional opportunities for public viewing within the building. For the safety of attendees and participants, it is recommended that the public participate by means of one of the methods listed below:

1. In person. Please be advised due to COVID restrictions the space is limited to 15 people. Petitioners will be given first preference. Once the limit is reached you will not be allowed to enter the building.
2. The Board of Zoning Appeals Hearings may be viewed in the following manner.

Join Zoom Meeting

<https://cityofdetroit.zoom.us/j/84422726457>

Meeting ID: 844 2272 6457

Dial by your location

- +1 267 831 0333 US (Philadelphia)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 213 338 8477 US (Los Angeles)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

MAY 8, 2023
DOCKET CONTINUED

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: April 3, 2023**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 15-23

BZA PETITIONER: KEVIN SCHROEDER

LOCATION: 18800 WOODWARD, between Hollywood and Robinwood in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: E WOODWARD 264 WOODWARD PARK L28 P37 PLATS, W C R 1/175 38.94 X 120

PROPOSAL: Kevin Schroeder is requesting a dimensional (parking) variance for a proposed 'Child Care Center' that shall be licensed by the Michigan Department of Licensing and Regulatory Affairs (LARA) within a B4 General Business District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED's 10% administrative adjustments for a variance of the minimum setbacks. *Deficient parking.* (Sections 50-4-131 (1)- 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

**MAY 8, 2023
DOCKET CONTINUED**

9:30 a.m. CASE NO: 10-23

BZA PETITIONER: LaVanway Sign Co, Inc/Little Rock Baptist Church

LOCATION: 9000 WOODWARD, between Owen and Holbrook in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: E WOODWARD 68 FRAZER & MC LAUGHLINS SUB L14 P29 PLATS, W C R 1/117 104 X 200

PROPOSAL: LaVanway Sign Co, Inc. is requesting waiver of development standard for externally illuminated sign for existing church located at 9000 Woodward Avenue in a Historic District as well as a Traditional Mainstreet Overlay Area. The subject site is within an B4 General Business District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. The dynamic message center portion of the sign is considered internally illuminated, which is prohibited in the TMSO. (Sections 50-4-131 (6)- Permitted Dimensional Variances and 50-4-121 Approval Criteria) AP

9:45 a.m. CASE NO: 14-23 aka BSEED SLU2022-00008

BZA PETITIONER: MIKE SEMMA/TREK EL NAGER & MOHAMED MOHEN

LOCATION: 15306 ROSA PARKS, between Hughes and Fenkell in a M4 (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: E TWELFTH PT OF FRAC SECS 14 & 23 T 1 S R 11 E LYG N E LY OF JOHN C LODGE EXPWAY AS OP E OF 12TH AVE W OF IDAHO AVE S OF PEAR AVE S OF ROBERT OAKMANS EVERITT 30 SUB AND N OF D T R R R/W 8/-- 51,374 SQ FT

PROPOSAL: MIKE SEMMA/TREK EL NAGER & MOHAMED MOHEN appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-800008 Decision Date: September 27, 2022, Effective Date: October 11, 2022) which DENIED the Establishment of an Abattoir (“Slaughterhouse”) in two existing buildings (5,937 square feet and 6,200 square feet) in a M4 (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; (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-171 thru 50-3-281- General Approval Criteria.) AP

VII. Public Comment / New Business
Next Hearing Date: April 3, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED