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REGULAR MEETING OF MAY 1, 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>

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: March 27, 2023**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 11-23 ADJOURNED FROM APRIL 3, 2023

APPLICANT: R.J Cuevas, LLC

LOCATION: 3274 Junction, between St. Hedwig and Knonkel in a R2 (Two-Family Residential District.)-City Council #5

LEGAL DESCRIPTION OF PROPERTY: E JUNCTION 119 MC MILLAN & WHITING SUB L14 P98 PLATS, W C R 16/72 30 X 120

PROPOSAL: R.J. Cuevas, LLC., is proposing to expand and intensify an existing nonconforming use by adding a 771 square-foot, ground-floor dwelling unit within the existing footprint of the building and reduce the floor area of Retail with SDM to 1,689 square feet at 3260 and 3266 Junction and also to construct an accessory off-street parking area (nine spaces) at 3274 Junction in the subject zoning lot. This case is appealed because 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. That the Board of Zoning Appeals approve the proposed expansion and intensification of a nonconforming use prior to issuance of a building permit. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26. - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.).AP

**MAY 1, 2023
DOCKET CONTINUED**

9:30 a.m. CASE NO.: 13-23 ADJOURNED FROM APRIL 3, 2023
APPLICANT: DAVID RYZYI, THE MANNIK & SMITH GROUP, INC.
LOCATION: 21652, 21636, 21624, 21610, 21604, 21566, 21556 Orchard & 21535 and 21525 Santa Clara between Lahser and Bentler in an R3 zone (Low Density Residential District). City Council #1

LEGAL DESCRIPTION OF PROPERTY: N ORCHARD 67 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; N ORCHARD 68 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; N ORCHARD 69 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; N ORCHARD W 50 FT OF 70 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 50 X 132; N ORCHARD E 16 FT OF 70 W 33 FT OF 71 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 49 X 132; N ORCHARD E 33 FT 71 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 33 X 132; N ORCHARD 72 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; S SANTA CLARA 89 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106; S SANTA CLARA 88 ELM AVE SUB L34 P21 PLATS, W C R 22/396 53 X 106

PROPOSAL: David Rzyzi; The Mannik & Smith Group Inc. is requesting dimensional variances to develop a multi-family housing in (“Orchard Street Affordable Housing”) consisting of a total of 48 Multi-family dwelling units in four separate buildings; also a 700 square foot accessory clubhouse building consisting of offices and rentable conference space for residents and the surrounding community; the site will include passive outdoor recreation space and amenities APPROVED w/ Conditions January 6, 2022, and Effective Date: January 10, 2023. The subject site is within an R3 zone (Low Density Residential 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 front yard setback for complex 1, 2, 3 and 4. 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria

VII. Public Comment / New Business
Next Hearing Date: May 8, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED