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BOARD OF ZONING APPEALS STAFF:

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REGULAR MEETING OF **MAY 22, 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: May 1, 2023**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 18-23

BZA PETITIONER: FRANK SIMON SALANA/MUSSU SHOHOFFEE

LOCATION: 14340 W. Chicago, between Mark Twain and Freeland in an B4 District. General Business District.

LEGAL DESCRIPTION OF PROPERTY: N--W CHICAGO 348 THRU 352 CHURCHILL PARK SUB L50 P52 PLATS, W C R 22/568 109 X 100

PROPOSAL: Frank Simon Salana/Mussu Shohofee is requesting to demolish an existing 1,296 square foot gas station and construct a new 2,870 square foot Motor Vehicle Filling Station with carryout restaurant, retail and four pump islands. APPROVED w/ Conditions in BSEED Case No.: SLU2022-00125 Decision Date: March 3, 2023; Effective Date: March 17, 2023. 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. *Deficient parking and Deficient lot area. (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria).*

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 22, 2023
DOCKET CONTINUED**

9:30 a.m. CASE NO: 20-23

BZA PETITIONER: RAUL ALVAREZ

LOCATION: 1115 MILITARY, between Army and E. Lafayette in an R2 District. Two Family Residential District.

LEGAL DESCRIPTION OF PROPERTY: W MILITARY S 10 FT 621 622 DANIEL SCOTTENS RESUB L3 P32 PLATS, W C R 16/26 40 X 150

PROPOSAL: Raul Alvarez is requesting dimensional variances to legalize a residential carport at 1115 Military; By-Right. The subject site is within an R2 Two-Family 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. Excessive Lot Coverage, Deficient side yard and deficient front yard setback. (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria).

10:00 a.m. CASE NO: 21-23

BZA PETITIONER: CENTRAL DETROIT CHRISTIAN COMMUNITY DEVELOPMENT CORPORATION

LOCATION: 1537, 1538 & 1557 Taylor, between Woodrow Wilson and Byron in an R3 Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: S TAYLOR 49 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 30 X 127; S TAYLOR W 27 FT 51 52 DUDLEYS SUB L22 P64 PLATS, W C R 6/116 74 IRREG

PROPOSAL: Central Detroit Christian Community Development Corporation is requesting dimensional variances to construct a 22-space employee Accessory Parking Lot on existing vacant land to serve a business located at 1550 Taylor. APPROVED w/ Conditions in BSEED Case No.: SLU2021-00024 Decision Date: April 4, 2023; Effective Date: April 18, 2023. The subject site is within an R3 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. Excessive Parking Lot Size and Excessive Lot Width. Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.

VII. Public Comment / New Business
Next Hearing Date: May 15, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED