

## BOARD MEMBERS

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Council District 7



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**JAMES W. RIBBRON**

Director

## BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON  
APRIL PUROFOY  
DEJA SAMMONS

REGULAR MEETING OF  
**JULY 17, 2023**

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

**VIRTUAL ATTENDANCE IS STRONGLY ENCOURAGED.**

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)
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- +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](mailto: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: June 26, 2023**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARING**

**9:15 a.m. CASE NO: 27-23 – Council District #2**

**PETITIONER: Carmen Newton**

**LOCATION: 3222 Puritan, between Fairfield and Muirland in a B2 Zone - (Local Business and Residential District)**

**LEGAL DESCRIPTION OF PROPERTY: N Puritan 24-24-23 Zoological Park Sub L33 P75 Plats WCR 12/249 60x100**

**PROPOSAL: Carmen Newton proposes a Child Care Center that shall be licensed by the Michigan Department of Licensing and Regulatory Affairs (LARA). This proposed use is by right in this zoning district per section 50-9-45(2) in a B2 Local Business and Residential District. This case is appealed because the Board of Zoning Appeals 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. Prior to issuance of building permits, the applicant shall obtain the following waivers from the Board of Zoning Appeals. Deficient Off-Street 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](mailto:crio@detroitmi.gov)** to schedule these services.

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

JULY 17, 2023  
DOCKET CONTINUED

9:30 a.m.      **CASE NO.:**                    01-23 aka BSEED SLU2022-00131 – Council District #6

**APPLICANT:**                    Can-Am International Trade Crossing, LLC

**LOCATION:**                        4445 Lawton between W. Hancock and Buchanan in a M4 (Intensive Industrial District)-City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:**    W LAWTON 41 THRU 50; 55 THRU 58 & VAC ALLEY ADJ RESUB OL 8 PC 729 L6 P24 PLATS, WCR 12/60 TH PT OF OL 9 BETW LAWTON & MAYBURY GRAND PLAT OF REAR CONC PC 729 L99 P402 DEEDS, WCR 12/160 204,694 SQ FT

**PROPOSAL:**                    Can-Am International Trade Crossing, LLC appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-00131 Decision Date: December 20, 2022, Effective Date: January 3, 2023) which DENIED the establishment of a very high-impact manufacturing or processing facility (crushing, grading, and screening of rock, stone, slag, clay, or concrete) on a 4.7-acre vacant site 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; At the time of the inspection, there were numerous piles of dirt, concrete and asphalt on the site. The applicant does not have the correct screening to shield the residential neighborhood, thus could pose an adverse public health, noise, and safety hazard for residents. (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: July 24, 2023
- VIII.         **ADVISEMENTS / OLD BUSINESS**
- IX.            **MEETING ADJOURNED**