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JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
APRIL PUROFOY
DEJA SAMMONS

REGULAR MEETING OF
JULY 24, 2023

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.

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: July 17, 2023**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 25-23 – Council District #7

PETITIONER: Mike Semma / Rebab Mustapha Bazzi

LOCATION: 16621 W Warren Ave., between Abington and Grandmount in a B4 Zone - (General Business District)

LEGAL DESCRIPTION OF PROPERTY: S WARREN 222 GARDNER PARK SUB L48 P81 PLATS, W C R 22/257 20 X 100

PROPOSAL: Mike Semma/Rabab Mustapha Bazzi is requesting dimensional variance to establish a motor vehicle washing facility on the ground floor on an existing 2 story 2,004 square foot building in a B4 zone approved in BSEED Case No. SLU2022-00026. 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 lot size. (Sections 50-4-131 (6)- 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

**JULY 24, 2023
DOCKET CONTINUED**

9:30 a.m. CASE NO.: 28-23 – Council District #6

APPLICANT: Mike Semma / Mohammed Alashwal

LOCATION: 6821 Archdale, between W. Warren and Whitlock in a R1 zone. Single Family Residential District)-City Council District #7

LEGAL DESCRIPTION OF PROPERTY: W ARCHDALE 56 FRISCHKORNS HIGHLANDS SUB L41 P14 PLATS, W C R 22/258 35 X 127

PROPOSAL: Mike Semma request dimensional variances for a residential structure building permit (RES2023-00718) to add an enclosure for a 2nd story porch as multiple principal dwellings exist on the subject lot. The subject site is within an R1 Single-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. More than one principal dwelling on existing lot, also deficient side and rear yard setback. (Sections 50-4-131 (6)-Permitted dimensional variances and 50-4-121 Approval Criteria). AP

- VII. Public Comment / New Business**
Next Hearing Date: August 14, 2023
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**