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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
AUGUST 21, 2023

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.
We encourage the public to use one of the following:

The Telephone Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 84422726457

If You Are Joining By Web The Link Is:

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

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: August 14, 2023

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

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

9:15 a.m. **CASE NO:** 29-23

BZA PETITIONER: Ronald McDonald

LOCATION: 202 Smith, between John R and Brush in an R3 District. Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: The west 15 feet of Lot 139 and all of Lots 140 thru 144 both inclusive, WM Y HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of plats, Wayne County Records.

PROPOSAL: Ronald McDonald request dimensional variances to construct a four story, 32,111 square-foot building and establish a Multiple-Family dwelling (35 senior living units) with accessory parking area. The residential unit mix consists of studio, 1-, and 2-bedroom units, with an accessory community room located on the first floor. 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; *Deficient Parking, Deficient side yard setback (north side), Excessive Floor area ratio and Deficient Recreational Space* (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

9:20 a.m. **CASE NO:** 30-23 Building 5

BZA PETITIONER: Ronald McDonald

LOCATION: 309, 313, 319 & 331 E Bethune, between John R and Brush in an R3 District. Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: N BETHUNE 186 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; N BETHUNE 187 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; N BETHUNE 188 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; N BETHUNE 189&190 WM Y HAMLIN & S J BROWNS L,8 P72, PLATS, W C R 1/103 60 X 115

PROPOSAL: Ronald McDonald request dimensional variances for 10 unit proposed multi-family development. 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; *Deficient front yard setback and Deficient recreational space.* (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

9:30 a.m. **CASE NO:** 32-23 Building 6

BZA PETITIONER: Ronald McDonald

LOCATION: 404-410 Chandler, between Brush and John R in an R3 Low Density Residential District

LEGAL DESCRIPTION OF PROPERTY: Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay Street, of Chandler Avenue Subdivision of Park Lot 5, of the subdivision of Section 57, 10000 acre tract, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.

PROPOSAL: Ronald McDonald request dimensional variance for 10 unit proposed multi-family development 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. *Deficient rear and side yard setback and recreational space.* (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

9:35 a.m. Case No. 33-23

BZA PETITIONER: Ronald McDonald

LOCATION: 203, 259, 267, 271, 277 Smith, between Brush and John R in an R3 Low Density Residential District

LEGAL DESCRIPTION OF PROPERTY: N SMITH 25 THRU 33 AND S 18.86 FT VAC CLAY AVE ADJWM Y HAMLINS & S J BROWNS SUB L8 P72 PLATS W C R 1/103 281.84 X 138.86; N SMITH 34 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 35 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 36 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 37 W 15 FT OF 38 & S 19.5 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 45 X 138.9

PROPOSAL: Ronald McDonald request dimensional variance for 10 unit proposed multi-family development 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. 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 setback, Maximum Floor Area Ratio, deficient parking and deficient side yard setback. (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

9:40 a.m. Case No. 34-23 (Bldg 7A & 7B)

BZA PETITIONER: Ronald McDonald

LOCATION: 501, 511, 519, 525, 529, 535, 545, 555, & 561 E. Bethune, between John R and Brush in an R3 District. Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2028. N BETHUNE E 201-202 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 59.5 X 115; N BETHUNE E 203 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 204 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 205 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 207 W 1/2 208 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115; N BETHUNE E E 1/2 208 209 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115; N BETHUNE E 210 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115

PROPOSAL: Ronald McDonald request dimensional variances for the development of two buildings (7A and 7B) with 7A containing 14 multiple family units and 7B containing 10 multiple family units in a R3 (Low Density Residential). 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; Building 7A (14 units): Deficient Front Setback, Building 7B (10 units) Deficient Front Setback. Bldg. 7A Deficient Recreational Space Requirement and Building 7B Deficient Recreational (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

9:45 a.m.

Case No. 35-23

BZA PETITIONER: Ronald McDonald

LOCATION: 282, 290, 296, 302, 306, 312 Smith, between John R and Brush in an R3 District. Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: S SMITH 131 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 130 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 129 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. S SMITH 128 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 127 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 126 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115

PROPOSAL: Ronald McDonald request dimensional variances for the development of a 10 unit multi-family development in a R3 zoning district. Deficient front yard setback and deficient recreational space. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

VII. Public Comment / New Business
Next Hearing Date: August 28, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED