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JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
APRIL PUROFOY
DEJA SAMMONS

REGULAR MEETING OF
AUGUST 28, 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 21, 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

AUGUST 28, 2023
DOCKET CONTINUED

9:45 a.m. CASE NO: 4-23
BZA PETITIONER: MELVIE BERKERY, KENNEDY’S CONSTRUCTION LLC/MARCELUS BRICE
LOCATION: 16000 Pembroke, between Prevost and Mansfield in a R1 Single-Family Residential District.

LEGAL DESCRIPTION OF PROPERTY: N PEMBROKE PT OF N E 1/4 OF SEC 1 T 1 S R 10 E DESC AS BEG AT A PTE ON E/W 1/4 LINE SD SEC 1 DIST N 89D 52M 10S E 1156.07 FT FROM CENTER LINE OF SEC 1, TH N 00D 16M 27S W 215.32 FT; TH N 44D 43M 33S E 42.43 FT; TH N 89D 43M 33S E 120.48 FT; TH S 00D 16M 27S E 245.70 FT; TH S 89D 52M 10S W 150.48 FT TO POB 22/--- 11 ACRES

PROPOSAL: Melvie Berkery, Kennedy's Construction LLC requests Hardship Relief to establish Adult Foster Care Facility, that provides supervision, assistance, protection, or personal care to seven or more adults. As this proposed use will have seven or more adults, it would be a hardship because it is not permitted as by-right or conditional use in an R1 Single-Family Residential 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 denial of a site plan by the Planning and Development Department. Also, any applicant for development may file a Hardship Relief Petition with the Buildings and Safety Engineering Department which seeks relief from any regulations in this zoning ordinance on the basis that the denial of the application has deprived the applicant of all reasonable use of his or her property and shall forward the application to the Board of Zoning Appeals. Prior to any public hearing, the Board shall review, through its staff, the submitted documents with the Law Department as to their completeness and relevance to the claim that the subject property has been subject to a denial of all reasonable economic use. 50-4-85 Appeals of Administrative Decisions, 50-4-151 Deprivation of Use of Property, 50-4-171 Review and Consultation with the Law Department, 50-4-194 Application of the "All Reasonable Economic Use" standard, 50-4-195. Burden of proof, 50-4-196 Findings of the Board of Zoning Appeals 50-4-197 Additional forms of relief and 50-4-121 Approval Criteria (if Hardship is approved and dimensional variances needed).AP

- VII. Public Comment / New Business
Next Hearing Date: September 12, 2023
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED