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DEJA SAMMONS

REGULAR MEETING OF  
**SEPTEMBER 18, 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: September 11, 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](mailto:crio@detroitmi.gov) to schedule these services.

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

SEPTEMBER 18, 2023  
DOCKET CONTINUED

9:15 a.m. Case No. 42-23 aka (SLU2022-00208)

**BZA PETITIONER:** Southwest Housing Solutions (Martin Gardens of Detroit)

**LOCATION:** 1184 McKinstry, between Porter and W. Fisher Service Drive in a B4 Zone - (General Business District)

**LEGAL DESCRIPTION OF PROPERTY:** E MCKINSTRY 1 EXC E 60 FT STEADLEYS SUB L12 P65 PLATS, W C R 14/134 S 43 FT OF W 99.8 FT 17 SUB OF P C NO 47 L1 P192 PLATS, W C R 14/133 76 X 99 SPLIT/COMBINED ON 12/18/2019 FROM 14010286., 14010287-9;

**PROPOSAL:** Southwest Housing Solutions (Martin Gardens of Detroit, LDHA LP) request dimensional variances to develop a 19-space Accessory Parking Lot on existing vacant land to serve an adjacent multi-family dwelling located at 1185 Clark. The subject site is within an R2 Two-Family 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. *Excessive lot area and lot width* (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. Case No. 44-23

**BZA PETITIONER:** ALETHA J. DARBY

**LOCATION:** 15701 E. WARREN, between Balfour and Chatsworth in a B4 Zone - (General Business District)

**LEGAL DESCRIPTION OF PROPERTY:** N WARREN E 1676&1677 E DETROIT DEVELOPMENT COS SUB NO 3 L38 P32 PLATS, W C R 21/468 44 X 100

**PROPOSAL:** Aletha J. Darby request dimensional variances for Proposed Child Day Care Center, by-right within a B4 General Business 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 outdoor play area and Deficient Parking. (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

SEPTEMBER 18, 2023  
DOCKET CONTINUED

9:45 a.m.                      **CASE NO:    45-23**

**BZA PETITIONER:**                      **DEVON CALDWELL/BALLPOINT BAGLEY, LLC**

**LOCATION:**                                      **1452 BAGLEY**, between Trumbull and Brooklyn in a R3 Zone - (Low Density Residential District)

**LEGAL DESCRIPTION OF PROPERTY:**    **S BAGLEY W 30.50 FT OF N 82.17 FT 7 AND E 20.43 FT OF N 60.92 FT 7 BLK 73 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 6/12 51.28 IRREG SPLIT/COMBINED ON 11/15/2019 FROM 06000339., 06000340.;**

**PROPOSAL:**                                      **Devon Caldwell request dimensional variances for a 2-Story addition (1st floor Retail, 2nd floor Office) within an R3 Low Density 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 side yard setback, rear yard setback and deficient parking.* (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

- VII.                      Public Comment / New Business**  
                                    Next Hearing Date: September 25, 2023
- VIII.                    ADVISEMENTS / OLD BUSINESS**
- IX.                      MEETING ADJOURNED**