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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

REGULAR MEETING OF
SEPTEMBER 25, 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 18, 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

SEPTEMBER 25, 2023
DOCKET CONTINUED

9:15 a.m. Case No. 47-23

BZA PETITIONER: PARKSTONE DEVELOPMENT PARTNERS

LOCATION: 5777 Southfield Service Drive, between Ford and Kirkwood St. in a B4 Zone - (General Business District)

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: Parkstone Development Partners request dimensional (parking) variance to convert an existing 16 building hotel/motel complex into 128 unit multi family dwelling APPROVEDw/Conditions in BSEED Case No.: SLU2022-00019 within an 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 parking.* (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. Case No. 48-23

BZA PETITIONER: ALEX PEREIRA

LOCATION: 1352 BRAINARD, 3606 & 3618 LINCOLN ST., between Selden and Brainard in a R3 Zone - (Low Density Residential District)

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: Alex Pereira request dimensional variances to construct fourtwo story buildings, each consisting of two -family dwelling units for a total of 7 residential dwelling units. Eash approximately 2,254 gross square feet and will include an accessory 8 space surface parking lot in a R3 zone. 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. More than one principal building on a zoning lot, 3606 Lincoln Building A & B-Excessive lot coverage, 3618 Lincoln deficient front yard and excessive lot coverage and Building D 3618 Lincoln excessive lot coverage. (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

SEPTEMBER 25, 2023
DOCKET CONTINUED

9:45 a.m. **CASE NO: 46-23**

BZA PETITIONER: VICTOR CRETU

LOCATION: 2244 W. WARREN, between 14th and 15th in a M4 Zone - (Intensive Industrial District)

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: Victor Cretu appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-00069 Decision Date: May 18, 2023, Effective Date: June 1, 2023) which DENIED permission to establish a tow service yard in a 37,753 square foot 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. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria) AP

VII. Public Comment / New Business
 Next Hearing Date: October 23, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED