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APRIL PUROFOY

REGULAR MEETING OF OCTOBER 23, 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

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>

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](tel:3132244950), 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

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: September 25, 2023**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 28-23

BZA PETITIONER: Mohammed Alashwal

LOCATION: 6821 Archdale, between W. Warren and Whitlock in a R1 zone. Single Family Residential District.

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

PROPOSAL: Mohammed Alashwal request dimensional variances for a residential structure in the rear yard of subject property only 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

9:30 a.m. CASE NO: 43-23

BSEED PETITIONER: BRIAN HURTTIENNE

LOCATION: 1429,1435,1437,1441 17th Street & 1426 and 1438 18th Street, between Porter and Bagley in a R2 (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Brian Hurttienne request dimensional variance request for construction of four separate three-story, five-unit Townhouse buildings on existing vacant land in a R2 (Two Family Residential District) which was approved under BSEED) Case No.: SLU2023-00053; Decision July 11, 2023; Effective Date July 25, 2023) which Approved with Conditions. 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 (Bldg. A, B & D) deficient side setback (Bldg. A, B C & D), deficient rear yard setback (Bldg. B &C), minimum lot area (Bldg. A, B C & D), deficient lot width (Bldg. A, B C &D), deficient parking area setback and number of building on a zoning lot. 50-4-131 (6) dimensional variances and 50-4-121 Approval Criteria. AP

OCTOBER 23, 2023
DOCKET CONTINUED

9:45 a.m. **CASE NO:** 46-23 ADVISEMENT FROM SEPTEMBER 25, 2023

BZA PETITIONER: VICTOR CRETU

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

LEGAL DESCRIPTION OF PROPERTY: Available 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 30, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED