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APRIL PUROFOY

REGULAR MEETING OF NOVEMBER 13, 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, 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: October 30, 2023

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. Case No. 25-23

BZA PETITIONER: Mike Semma/Rabab Mustapha Bazzi

LOCATION: 16621 W Warren Ave., between Abington and Grandmont in a B4 zone. General Business District.

LEGAL DESCRIPTION OF PROPERTY: S WARREN 222 GARDNER PARK SUB L48 P81 PLATS, W C R 22/257 20 X 100

PROPOSAL: Mike Semma/Rabab Mustapha Bazzi is requesting dimensional variance to establish a motor vehicle washing facility on the ground floor on an existing 2 story 2,004 square foot building in a B4 zone approved in BSEED Case No. SLU2022-00026. 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 lot size. (Sections 50-4-131 (6)- 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: Available Upon Request

PROPOSAL: Alex Pereira request dimensional variances to construct four two 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

9:45 a.m. **CASE NO:** **BSEED SLU2023-00093**

BZA PETITIONER: **KEGAN SCANNELL**

BSEED PETITIONER: **TIMELESS PROPERTIES DETROIT**

LOCATION: **9851 Hamilton Ave and 1143, 1153 and 1159 Glynn Ct, between Glynn Court and Calvert Ave in a B4 (General Business District).**

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: **Kegan Scannell appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) Case No.: SLU2023-00093; Decision August 24, 2023; Effective Date September 7 2023) which Approved with Conditions permission to renovate a vacant 41,040 square foot building to establish a 49 unit multi family residential dwelling combined with 4,474 square feet of ground level commercial office space. This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals) AP**

- VII. Public Comment / New Business**
 Next Hearing Date: November 20, 2023
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**