

## BOARD MEMBERS

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Council District 7



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JAMES W. RIBBRON

Director

## BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT II

APRIL PUROFOY  
INSPECTOR

## REGULAR MEETING OF NOVEMBER 20, 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](mailto: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](mailto: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: November 13, 2023

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. Case No. 53-23

BZA PETITIONER: FIVE-EIGHTHS ARCHITECTURE

LOCATION: 3143 Bellevue, between Charlevoix and E. Lafayette Ave in an M4 zone (Intensive Industrial District)

LEGAL DESCRIPTION OF PROPERTY: W Bellevue 141 thru 139 P Desnoyers Re Sub L3 P33 Plats, WCR 15/132 96x163.27

PROPOSAL: Five-Eighths Architecture, LLC requests a parking variance for an approved Microbrewery with consumption on the premises in an existing two story 6,688 square foot building in an M4 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. Deficient parking. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. Case No. 54-23

BZA PETITIONER: Flavors Detroit c/o Aloysius Nzerem

LOCATION: 5730 E. Eight Mile Rd, between Albany and Syracuse in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: S Eight Mile Rd S 33ft 112 111 thru 109 North Hamtramck Subdivision Liber 36, Page 68 Plats WCR 13/303 107x138

PROPOSAL: Flavors Detroit c/o Aloysius Nzerem appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-00046 Decision Date: October 3, 2023, Effective Date: October 17, 2023) which DENIED permission to modify BSEED Case No. 27-16 to add a Marijuana Safety Compliance Facility in a 2,133 square foot suite of an existing 10,486 square foot building. 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: December 11, 2023

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED