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REGULAR MEETING OF

FEBRUARY 12, 2024

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: January 29, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. Case No.: 5-24 – Council District #6

BZA PETITIONER: TIMOTHY FLINTOFF JR.

LOCATION: 5268 Avery, between I-94 Service Drive and Merrick in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Upon request

PROPOSAL: TIMOTHY FLINTOFF JR. request dimensional variances for an Accessory Use Structure (garage) located at 5268 Avery. The subject site is within an R2 Two-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; Sec. 50-12-431 Not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts, and no detached accessory building or structure shall be closer than 10 feet from any principal building. Zoning Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

9:30 a.m. CASE NO.: 4-24 – Council District #5

BZA PETITIONER: LAVONN ROBINSON

LOCATION: 648 TAYLOR, between 2nd and 3rd in an R1 zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: N TAYLOR 20 DE WITT H TAYLORS SUB L15 P21 PLATS, W C R 4/88 50 X 130.47A

PROPOSAL: Lavonn Robinson request dimensional variances for an Accessory Use Structure (garage with small living space above) located at 648 Taylor. The subject site is 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; Excessive height and Sec. 50-12-431 Not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts, excessive height and no detached accessory building or structure shall be closer than 10 feet from any principal building. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:45 a.m. **CASE NO.:** **56-23 – Council District #5**

BZA PETITIONER: **Paul Spaniolo atty for Jefferson Fuel and AL OUD 4, LLC**

LOCATION: **8005 aka 8009 E. Jefferson, between Van Dyke and Parker in a B4-H General Business District Historic**

LEGAL DESCRIPTION OF PROPERTY: **N JEFFERSON 22 THRU 24 W 15 FT OF 25 AND S 10 FT OF VAC ALLEY ADJ W 15 FT OF 25 & E 15.77 FT OF 24 PARKERS RE SUB L21 P99 PLATS, WCR 17/16 162.11 IRREG**

PROPOSAL: **Paul Spaniolo atty for Jefferson Fuel and AL OUD 4, LLC appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2022-00042 Decision Date: June 22, 2023, Effective Date: July 6, 2023) which DENIED the permission to renovate an existing 6,440 square foot gas station store by adding two future retail tenant spaces within the existing building in a B4-H (General Business District Historic). 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. Zoning Ordinance Sections: 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-171 thru 50-3-281- General Approval Criteria. AP**

VII. **Public Comment / New Business**
 Next Hearing Date: February 19, 2024

VIII. **ADVISEMENTS / OLD BUSINESS**

IX. **MEETING ADJOURNED**