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EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**

INSPECTOR

REGULAR MEETING OF

**FEBRUARY 19, 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](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: February 12, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. Case No.: 7-24 – Council District #6

**BZA PETITIONER: STUDIO BD ARCHITECTS/CARLO LIBURDI**

**LOCATION: 3736 23<sup>rd</sup> Street, between Magnolia and Selden in a R2 zone (Two Family Residential District).**

**LEGAL DESCRIPTION OF PROPERTY: Upon request**

**PROPOSAL: STUDIO BD ARCHITECTS/CARLO LIBURDI request dimensional variances for the construction of a single-family residential property on land zoned R2. 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: In the R1 and R2 Districts, Deficient front and side yard setbacks. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

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

**BZA PETITIONER:**    **ABDUL HAMID MAKKI**

**LOCATION:**                    **12244 MORANG**, between Duchess and Laing in an B4 zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:**    E MORANG 547 THRU 552 SEVEN MILE-CADIEUX SUB NO 4 L58 P99 PLATS, W C R 21/917 127.22 IRREG

**PROPOSAL:**                    **Abdul Hamid Makki request dimensional variances to establish a Light Duty Vehicle Service Establishment in an existing 3,200 square feet building; APPROVED w/Conditions in BSEED Case No: SLU2023-00220 – Decision Date: December 21, 2023 – Effective Date: January 5, 2024. The subject site is within a B4 General Business 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; Per Section 50-12-131 (“Retail, service, and commercial uses—Spacing”), the proposal is less than 100 radial feet from residentially zoned land (12328 Duchess, 20’ feet away, zoned R1) and within 1,000 radial feet from another light duty vehicle repair establishment (12301 Morang, Motor Vehicle Repair Facility, 130’ feet away) thus shall also require a spacing variance from the Board of Zoning Appeals prior to permit submission. 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP**

9:45 a.m.      **CASE NO.:**                    8-24 – Council District #1

**BZA PETITIONER:**    **GREEN VALLEY PROPERTIES**

**LOCATION:**                    **12621, 12625, 12627 Greenfield, 15775 Glendale, 16000 Fullerton and 12660 Mansfield**, between Glendale and Fullerton in a M4 (Intensive Industrial District)

**LEGAL DESCRIPTION OF PROPERTY:**    Upon request

**PROPOSAL:**                    **Green Valley Properties appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2023-001114 Decision Date: December 19, 2023, Effective Date: January 9, 2024) which DENIED permission to expand and intensify a very high impact manufacturing or processing facility (Crushing grading and screening of rock, stone, slag or concrete) on a 12.3 acre site utilizing two buildings of 8,700 and 11,300 square feet respectfully in a M4 Zone (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. AP**

- VII.                    Public Comment / New Business**  
                            Next Hearing Date: March 11, 2024
- VIII.                  ADVISEMENTS / OLD BUSINESS**
- IX.                    MEETING ADJOURNED**