

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Robert Roberts

Vice Chairperson
Council District 6

Jerry Watson

Council District 4

Robert G. Weed

Council District 1

Kimberly Hill Knott

Council District 2

Elois Moore

Council District 3

Anthony Sherman

Council District 7

Scott Boman

Council District At Large



City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov

JAMES W. RIBBRON

Director

**BOARD OF ZONING APPEALS
STAFF:**

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF
JUNE 10, 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: MAY 20, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. **CASE NO.:** 33-24 – Council District #6

BZA Petitioner: BRETT BABIN AND VIVEKA MISHRA

LOCATION: 2012 WABASH aka 2014 WABASH, between Hamilton and 3rd in a R1 zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: E WABASH N 25 FT 54 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, W C R 8/21 25 X 130 SPLIT/COMBINED ON 02/17/2023 FROM 08008718

PROPOSAL: Brett Babin and Viveka Mishra request dimensional variances to construct a new three story single family dwelling at 2014 Wabash aka 2012 Wabash. The subject site is within an R2 Two-Family Residential District and is a by right use. 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 area prior to issuance of a building permit (5,000 square feet required, 3,250 square feet proposed; 1,750 square feet and deficient lot area and deficient lot width 50 feet width required, 25 feet proposed 25 feet deficient lot width.* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. **CASE NO.:** 30-24 – Council District #3

BZA PETITIONER: CROWN ENTERPRISE

LOCATION: 8600 E EIGHT MILE RD., between Conner and Hoover in an M4
Zone - (Intensive and Industrial District)

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: Crown Enterprise request dimensional variances for a
proposed outdoor storage yard. This case is BY-RIGHT and was
Plan Reviewed. The subject site is within an M4 Intensive
Industrial 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 50-4-129 of zoning
ordinance, Board of Zoning Appeals hearing (BZA) is required
due to proposed outdoor storage yard within 150' of residential
zone district (50-12-344 [3]).* (Sections 50-4-131 (6) Permitted
dimensional variances and 50-4-121 Approval Criteria). AP

- VII. **Public Comment / New Business**
 Next Hearing Date: June 17, 2024
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**