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Council District At Large



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REGULAR MEETING OF MAY 20,2024

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY INSPECTOR

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 <u>raise hand</u> 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.

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 13, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 32-24 - Council District #3

BZA PETITIONER: SYED MUAZZEM

**LOCATION:** 12835 CONANT, between Halleck and Lawley in a B4 zone

(General Business District).

LEGAL DESCRIPTION OF PROPERTY: W CONANT 50 THRU 52 ECHLINS SUB L15

P56 PLATS, W C R 9/134 90 X 100

PROPOSAL: Syed Muazzem request dimensional variances for parking

variance for a proposed restaurant. This case is BY-RIGHT and was Plan Reviewed. 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. Deficient Parking: 22 parking spaces required, 0 parking spaces provided. 22 parking spaces deficient (Sections 50-4-131 (1) Permitted dimensional

variances and 50-4-121 Approval Criteria). AP

9:30 a.m. CASE NO.: 31-24 - Council District #3

**BZA PETITIONER: ADNAN GOBAH** 

**LOCATION:** 2929 CARPENTER, between Mitchell and Jos. Campau in a B4 zone

(General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** N CARPENTER 112 THRU 115 R A NEWMANS

SUB L33 P96 PLATS, W C R 9/131 120 X 100;

PROPOSAL: Adnan Gobah request dimensional variances to establish a Banquet

Hall in an existing 12,000 square foot building. <u>APPROVED w/Conditions</u> in BSEED Case No: SLU2021 – 00251; Decision Date: January 23, 2024 – Effective Date: February 6, 2024. The subject site is within an 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 to issuance of a building permit, the applicant shall obtain a variance from the Board of Zoning Appeals for the following deficiency: a) Off-Street Parking (Section 50-14-50): 120 parking spaces required; 20 parking spaces proposed; 100 spaces deficient. (50-4-131 [1]). (Sections 50-4-131 (1) Permitted

dimensional variances and 50-4-121 Approval Criteria). AP

MAY 20, 2024 DOCKET CONTINUED

9:45 a.m. CASE NO.: 29-24 – Council District #2

BZA PETITIONER: LIFE REMODELED/CHRIS LAMBERT

**LOCATION:** 9404 & 9740 McKinney, between Whittier and Courville in an R1 zone

(Single Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Available Upon Request

PROPOSAL: Life Remodeled/Chris Lambert request dimensional variances

to convert two former school buildings encompassing 37,800 square feet and 10,500 square feet, respectively, into a Neighborhood Center, Non-Profit APPROVED w/Conditions in BSEED Case No: SLU2023-00144; Decision Date: October 27, 2023 – Effective Date: November 10, 2023. 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. Prior to issuance of building permits, the applicant shall obtain the following parking waiver from the Board of Zoning Appeals: a) Per Section 50-14-38 ("Community service"), 208 spaces are required for the Neighborhood Center, Non-Profit; 74 parking spaces provided, 134 parking spaces deficient (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval

Criteria). AP

10:00 a.m. CASE NO.: 11-24 - Council District #6

BZA PETITIONER: AHMED HARAJLI

**LOCATION:** 8633 MICHIGAN AVE, between Landale and Trenton in a B4 zone

(General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** S MICHIGAN 22 THRU 12 EXC MICHIGAN AVE AS

WD GLENWOOD SUB L17 P44 PLATS, W C R 20/370 229.46 IRREG

PROPOSAL:

Ahmed Harajli requests an expansion of the legal existing nonconforming use (Used Auto Sales Lot). The applicant proposes to construct a new 962 square foot building at 8633 Michigan. BSEED Case No: PIN: 20004563-73 - BZA2024-00005. The subject site is within a B4 General Business District. A hearing is required with the Board of Zoning Appeals to increase the gross floor area of a building that houses a nonconforming use and shall be deemed an expansion of the nonconforming use per section 50-15-26 of the Detroit Zoning Ordinance, (Sec. 50-15-7 Board of Zoning Appeals and The expansion of nonconforming uses and spacing from similar uses are subject to the jurisdiction of the Board of Zoning Appeals, per Sec. 50-15-26 of the Detroit Zoning Ordinance; therefore, a Board of Zoning Appeals hearing is required. (Section 50-2-67. - Procedures. and Sec. 50-15-26. Expansion or

Intensification of Nonconforming Uses. AP

VII. Public Comment / New Business

Next Hearing Date: June 10, 2024

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED