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INSPECTOR

REGULAR MEETING OF JULY 15, 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: JULY 8, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 37-24

BZA PETITIONER: JACOB GRAHAM

LOCATION: 2535 TOWNSEND, between Charlevoix and E. Vernor Hwy in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: W TOWNSEND 247 BLVD PARK SUB L23 P21 PLATS, W C R 17/65 30 X 100

PROPOSAL: Jacob Graham request dimensional variances to renovate existing 100 year old homes (back porch). This case is BY-RIGHT and was Plan Reviewed. 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; *maximum lot coverage, deficient side setback, and deficient setback from principal building* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. CASE NO: 44-24

BZA PETITIONER: PIETY HILL 2/CENTRAL DETROIT CHRISTIAN CDC

LOCATION: 652 AKA 650 GLADSTONE, between 2nd and 3rd in a R5 zone (Medium Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: N GLADSTONE 20-19-18 FISHERS SUB L14 P31 PLATS, W C R 4/86 120 X 142.26A

PROPOSAL: Piety Hill 2 request dimensional variances for the residential two-family dwelling; Per building permit BLD2023-01755. The subject site is within an R5 Medium Density 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; *Per building permit BLD2023-01755, the applicant need the following dimensional variances for the residential two-family dwelling: Section 50-13-6 (“R5 District”): Minimum required Side Setbacks (4’ minimum required on both sides and 14’ combined required, Side 1: 3’-6” proposed on one side and Side 2: 3’-9” proposed on the other, Side 1 is 6” deficient, Side 2 is 10’-2” deficient).* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:45 a.m. CASE NO: 42-24

BZA PETITIONER: LAUREN MANSPERGER

LOCATION: 8811 GREENFIELD, between Ellis and Joy Rd in a R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: N JOY S 150 FT OF E 150 FT OF THAT PT OF SE 1/4 SEC 36 T 1 S R 10 E LYG N & ADJ JOY RD 120 FT WD & W & ADJ GREENFIELD RD 103 FT WD22/--- 22,500 SQ FT

PROPOSAL: Lauren Mansperger request dimensional variances to renovate an existing Restaurant, fast-food, with drive-up or drive-through facilities by making interior and exterior building improvements along with the installation of a double drive-thru lane and landscaping upgrades APPROVED w/Conditions in BSEED Case No: SLU2024 – 00032; Decision Date: January 23, 2024 – Effective Date: February 6, 2024. The subject site is within an B3 Shopping 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 right of way screening requirements in Sec. 50-14-341 of the Zoning Ordinance.* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

10:00 a.m. CASE NO: 47-24

BZA PETITIONER: Michael Stines

LOCATION: 14901, 14911 & 14925 Kercheval between Alter and Wayburn in a B4 General Business District.

LEGAL DESCRIPTION OF PROPERTY: N KERCHEVAL 31 & 30SCHIAPPACASSES SUB L37 P61 PLATS, W C R 21/417 40.94 X 100; N KERCHEVAL 29SCHIAPPACASSES SUB L37 P61 PLATS, W C R 21/417 20 X 100; N KERCHEVAL 28 SCHIAPPACASSES SUB L37 P61 PLATS, W C R 21/417 20 X 100

PROPOSAL: Michael Stines request dimensional variances to Demolish an existing building and construct a seven-unit Multiple-Family Dwelling and demolish an existing single-family dwelling to develop a six-space Accessory Parking Lot APPROVED w/Conditions in BSEED Case No: SLU2024-00039; Decision Date: May 17, 2024 – Effective Date: May 31, 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; For the proposed mixed-use building at 14901, 14911, & 14925 Kercheval, the applicant shall require the following variance from the Board of Zoning Appeals: a) Section 50-13-62 (Rear building setback): thirty-foot rear setback required; zero rear setback proposed, thirty-foot rear setback deficiency. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

VII. Public Comment / New Business
Next Hearing Date: July 22, 2024

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED