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INSPECTOR

REGULAR MEETING OF **JULY 22, 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 15, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 46-24 – Council District #5

BZA PETITIONER: YVONNE A. WILLIS

LOCATION: 4190 & 4194 BELLEVUE, between E. Canfield and Stuart in an M3 zone (General Industrial District).

LEGAL DESCRIPTION OF PROPERTY: E BELLEVUE E 20 FT 5 THRU 19 AND VAC N 13 FT STUART ADJ GEORGE BLOSS SUB L18 P7 PLATS, W C R 15/131 E 20 FT OF S 34.38 FT 8 SUB OF LOTS 2&3 BEAUFIT FARM L52 P192 DEEDS, W C R 15/43 9,957 SQ FT; E BELLEVUE W 31.75 FT OF E 51.75 FT 18&19 GEORGE BLOSS SUB L18 P7 PLATS, W C R 15/131 W 31.75 FT OF E 51.75 FT OF S 34.38 FT 8 SUB OF LOTS 2&3 BEAUFIT FARM L52 P192 DEEDS, W C R 15/43 3,011 SQ FT

PROPOSAL: Yvonne A. Willis request dimensional variances to Develop an Urban Garden on existing vacant land; APPROVED w/Conditions in BSEED Case No: SLU2023-00133; Decision Date: May 17, 2024 – Effective Date: May 31, 2024. The subject site is within an M3 General 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; Section 50-12-400 (Deficient Crop setback): 5’ feet required, 2’ feet provided, 3’ feet deficient. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. **CASE NO:** 45-24 – Council District # 3
BZA PETITIONER: JOSEPH S. NOVISTSKY
LOCATION: 6480 E. EIGHT MILE RD., between Mt. Elliott and Sherwood in an M4 zone (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE RD THAT PT OF NE1/4 OF NW1/4 SEC 4 T 1S R 12E DESC AS FOLS BEG AT A PT DIST N 89D 41M 36S W 360FT FROM THE INTSEC OF S LINE E. EIGHT MILE RD (204FT WD) WITH W LINE SHERWOOD AVE (76FT WD) TO THE POB TH S 0D 12M 30S E 624.07FT TH S 89D 19M 41S W 255.09FT TH N 0D 43M 45S W 625.72FT ALONG THE ELY LINE OF MCRR TH N 89D 41M 36S E 260.77FT TO THE POB 161,175.72SQ FT OR 3.7 ACRES

PROPOSAL: Michael Stines request dimensional variances to Construct a 13,000 square foot building to establish a Medium/heavy duty vehicle or equipment repair establishment on a 3.7- acre vacant site; APPROVED w/Conditions in BSEED Case No: SLU2024-00046; Decision Date: May 17, 2024 – Effective Date: May 31, 2024. 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 Section 50-12-131 (“Retail, service, and commercial uses—Spacing”), that a Board of Zoning Appeals hearing shall be required as the proposed repair facility use is within 1,000 radial feet from the following vehicle repair establishments: • 20495 Sherwood Street (90 feet away) Repair Garage, Towing, Auto Service (‘Wayne’s Service, Inc.’); and • 20433 Sherwood Street (165 feet away) Junk Yard, Used Auto Parts Tire, Minor Repair (‘FA Automotive, LLC’) (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:45 a.m. **CASE NO:** 38-24 – Council District #6
BZA PETITIONER: FREEDOM HOUSE DETROIT
LOCATION: 1777 Rademacher, between Desmond and Cadet in an M4 Intensive Industrial District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Freedom House Detroit request to change from one nonconforming use (Hotel) to another nonconforming use (Emergency Shelter) within a M4 district. This case is appealed because a nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following: (b) Except for the ten items prohibited uses, the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. Where a change in use is approved, the Board of Zoning Appeals shall be authorized to impose conditions that the Body deems necessary to reduce or minimize any potentially adverse effect upon other property in the neighborhood, and to carry out the general purpose and intent of this chapter, also deficient parking, screening of refuse receptacles and waste removal area. (Sections 50-15-7 - Board of Zoning Appeals and 50-15-30 (b) - Change of nonconforming use to other nonconforming use: 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

- VII. Public Comment / New Business
 Next Hearing Date: July 29, 2024
- VIII. OLD BUSINESS
- IX. MEETING ADJOURNED