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Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON

EXECUTIVE ADMINISTRATIVE ASSISTANT

APRIL PUROFOY INSPECTOR

REGULAR MEETING OF

JULY 29,2024 AMENDED COPY

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:**

 $\underline{https://app.smartsheet.com/b/form/f8a9187464f446}4689094092a1952bc8$

(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

JULY 29, 2024 DOCKET CONTINUED

DOCKET

I. OPENING:

A. CALL TO ORDER......9:00 A.M.

B. ROLL CALL

II. PROCEDURAL MATTERS:

III. MINUTES:

A. APPROVAL OF MINUTES: <u>JULY 22, 2024</u>

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 35-23 Building 4

BZA PETITIONER: Ronald McDonald - Council District #5

LOCATION: 282, 290, 296, 302, 306, 312 Smith, between John R and Brush

in an R3 District. Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: S SMITH 131 WM Y HAMLIN & S J BROWNS L8,

P72, PLATS, W C R 1/103 30 X 115; S SMITH 130 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 129 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. S SMITH 128 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 127 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; S SMITH 126 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30

X 115

PROPOSAL: Ronald McDonald request dimensional variances for the

development of a 10-unit multi-family development in a R3 zoning 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 front yard setback and deficient recreational space. (Sections 50-4-131 (6)- Permitted

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

9:20 a.m. CASE NO: 30-23 Building 5

BZA PETITIONER: Ronald McDonald – Council District #5

LOCATION: 309, 313, 319 & 331 E Bethune, between John R and Brush in an

R3 District. Low Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: N BETHUNE 186 WM Y HAMLIN & S J BROWNS

L8, P72, PLATS, W C R 1/103 30 X 115; N BETHUNE 187 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; N BETHUNE 188 WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 115; N BETHUNE 189&190 WM Y HAMLIN & S

J BROWNS L,8 P72, PLATS, W C R 1/103 60 X 115

PROPOSAL: Ronald McDonald request dimensional variances for 10 unit proposed

multi-family development and an accessory structure (garage/shed). The subject site is within an R3 Low 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; Deficient front yard setback, deficient residential space, deficient rear setback (Sections 50-4-131 (6)-Permitted dimensional variances and 50-4-121 Approval Criteria.) AP

9:25 a.m. CASE NO: 32-23 Building 6

BZA PETITIONER: Ronald McDonald - Council District #5

LOCATION: 404-410 Chandler, between Brush and John R in an R3 Low

Density Residential District

LEGAL DESCRIPTION OF PROPERTY: Lots 25 and 26 together with the reversionary

interest in the North 19.56 feet of vacated Clay Street, of Chandler Avenue Subdivision of Park Lot 5, of the subdivision of Section57, 10000 acre tract, according to the plat thereof recorded in Liber 13

of Plats, Page 96 of Wayne County Records.

PROPOSAL: Ronald McDonald request dimensional variance for 10 unit

proposed multi-family development within an R3 Low 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. Deficient rear yard setback, deficient recreational space, deficient side yard setback, residential setback for parking, landscaping adjacent from residential. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-

121 Approval Criteria.) AP

9:30 a.m. CASE NO: 29-23

BZA PETITIONER: Ronald McDonald – Council District #5

LOCATION: 202 Smith, between John R and Brush in an R3 District. Low

Density Residential District.

LEGAL DESCRIPTION OF PROPERTY: The west 15 feet of Lot 139 and all of Lots 140 thru

144 both inclusive, WM Y HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8,

page 72 of plats, Wayne County Records.

PROPOSAL: Ronald McDonald request dimensional variances to construct a

four-story, 32,111 square-foot building and establish a Multiple-Family dwelling (35 senior living units) with accessory parking area. The residential unit mix consists of studio, 1-, and 2-bedroom units, with an accessory community room located on the first floor. The subject site is within an R3 Low 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; Deficient Parking, Deficient front yard setback, Excessive Floor area ratio, *Deficient side yard (north side), Deficient Recreational Space and residential screening (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-

4-121 Approval Criteria.) AP

BZA PETITIONER: Ronald McDonald - Council District #5

LOCATION: 299, 303, 307, 313, 319, & 325 Smith and 7719 Brush, between

Brush and John R. in an R3 zone (Low Density-Family

Residential District). City Council District #5

LEGAL DESCRIPTION OF PROPERTY: N SMITH E 15 FT OF 40 W 6.65 FT OF 41 & S 19.50

FT OF VAC CLAY AVE ADJ W Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 21.65 X 138.90; N SMITH E 23.35 FT OF 41 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 23.35 X 138.90; N SMITH 42 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWN L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 43 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 44 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 45 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 46 AND S 19.56 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S

J BROWNS L8, P72, PLATS, W C R 1/103 30 X 139.50

PROPOSAL: Ronald McDonald request multiple dimensional variances for the

proposed development/construction of two multi-family buildings to provide 6 units (Building 3A) and 10 units (Building 3B) respectively, for a total of 16 multi-family units in a R3 zoning 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 front setback for both buildings and deficient recreational space

for both buildings and *deficient side setback Bldg 3B. AP

9:40 a.m. CASE NO. 33-23 Buildings 2A and 2B

BZA PETITIONER: Ronald McDonald - Council District #5

LOCATION: 203, 259, 267, 271, 277 Smith, between Brush and John R in an

R3 Low Density Residential District

LEGAL DESCRIPTION OF PROPERTY: N SMITH 25 THRU 33 AND S 18.86 FT VAC CLAY

AVE ADJWM Y HAMLINS & S J BROWNS SUB L8 P72 PLATS W C R 1/103 281.84 X 138.86; N SMITH 34 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 35 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 36 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 37 W 15 FT OF 38 & S 19.5 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8

P72 PLATS, W C R 1/103 45 X 138.9

PROPOSAL: Ronald McDonald request multiple dimensional variances for the

proposed development/construction of two multi family buildings to provide 61 units (Building 2A) and 10 units (Building 2B) respectfully, for a total of 71 multi family units in a R3 zoning 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. 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 front setback, Maximum Floor Area Ratio, deficient parking and deficient side yard setback (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-

4-121

JULY 29, 2024 DOCKET CONTINUED

9:45 a.m. CASE NO. 34-23 (Bldg 7A & 7B)

BZA PETITIONER: Ronald McDonald - Council District #5

LOCATION: 501, 511, 519, 525, 529, 535, 545, 555, & 561 E. Bethune,

between John R and Brush in an R3 District. Low Density

Residential District.

LEGAL DESCRIPTION OF PROPERTY: Property exempt from Ad Valorem taxes and

assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2028. N BETHUNE E 201-202 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 59.5 X 115; N BETHUNE E 203 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 204 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 205 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 207 W 1/2 208 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115; N BETHUNE E E 1/2 208 209 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115; N BETHUNE E 211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91

30 X 115

PROPOSAL: Ronald McDonald request dimensional variances for the

development of two buildings (7A and 7B) with 7A containing 14 multiple family units and 7B containing 10 multiple family units in a R3 (Low Density Residential). 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; Building 7A (14 units): Deficient Front Setback, Building 7B (10 units) Deficient Front Setback. Bldg. 7A Deficient Recreational Space Requirement and Building 7B Deficient Recreational (Sections 50-4-131 (6)-Permitted dimensional variances and 50-4-121 Approval Criteria.)

AP

VII Public Comment / New Business

Next Hearing Date: August 12, 2024

VII. OLD BUSINESS

VIII. MEETING ADJOURNED