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BOARD OF ZONING APPEALS
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ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF **AUGUST 12, 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](tel:3132244950), 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 29, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M.

CASE NO: 48-24

BZA PETITIONER:

FUSCO, HSAFFER & PAPPAS

LOCATION:

440 Martin Luther King between Cass and Second in an SD2 Special Development District, Mixed-Use.

LEGAL DESCRIPTION OF PROPERTY:

N MYRTLE 24 BLK 89--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 50 X 190

PROPOSAL:

Fusco, Shaffer & Pappas request dimensional variances to Construct a 49-unit, 4-story senior Multiple-Family Dwelling on existing vacant land; APPROVED w/Conditions in BSEED Case No: SLU2024-00035; Decision Date: May 30, 2024 – Effective Date: June 13, 2024. The subject site is within an SD2 Special Development District, Mixed-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; *That prior to issuance of a building permit, the following dimensional variance shall be required from the Board of Zoning Appeals: a) Section 50-11-275 (“Rear setback-SD2 District”), Ten feet required; 3 feet four inches proposed, six feet eight inches deficient.* (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 a.m. CASE NO: 51-24

BZA PETITIONER: ATLAS CONSULTING/MIKE SEMMA

LOCATION: 12900 & 12950 LYNDON, between Littlefield and Steel in an M4 Intensive Industrial District

LEGAL DESCRIPTION OF PROPERTY: W MEYERS ALL THAT PT OF SEC 20 T 1 S R 11 E DESC AS FOLS BEG AT A PTE DIST N 0D 10M W 152.78 FT & N 89D 47M W 1178 FT FROM S E COR OF N W 1/4 OF SAID SEC TH N ELY ON A CURVE TO R 78.62 FT RADIUS 441.68 FT TH N ELY ON A CUR TO L 64.69 FT RADIUS 441.68 FT TH N 20D 07M W 33.25 FT TH N 89D 47M W 7.26 FT TH S 0DW MEYERS ALL THAT PT DESC AS FOLS BEG AT A PTE DIST N 0D 10M W 30 FT & N 89D 47M W 1045.32 FT FROM S E COR OF N W 1/4 SEC 20 T 1 S R 11 E TH N 89D 47M W 132.68 FT TH N 0D 10M W 122.78 FT TH N ELY ON A CUR TO R 78.62 FT RAD 441.68 FT TH ON A CUR TO LEFT 64.69 FT RAD 441.68 FT TO THE CENTERLINE OF PENN R R R/W TH S ELY ALG CENTER OF SD R/W TO P O B EXC PENN R R R/W 22/--- 17,982 SQ FT 10M E 174.1 FT TO P O B CONT 1785 SQ FT M OR L 22/--- 1,785 SQ FT;

PROPOSAL: Atlas Consulting Mike Semma request to Add a light duty Vehicle Repair Establishment within an existing 16,951 square foot building, APPROVEDw/Conditions in BSEED Case No: SLU2023-00247; Decision Date: May 24, 2024; Effective Date June 7, 2024 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; *Sec. 50-12-131. - Retail, service, and commercial uses—Spacing. The proposed repair facility use is within 1,000 radial feet from the following vehicle repair establishments: 14415 Meyers 404 feet away and Sec. 50-14-60. - Vehicle repair and service: 56 off street parking spaces are required; 4 spaces are provided – 52 spaces deficient (Sections 50-4-131 (1&6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP*

VII Public Comment / New Business
Next Hearing Date: August 19, 2024

VII. OLD BUSINESS

VIII. MEETING ADJOURNED