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## JAMES W. RIBBRON

Director

## BOARD OF ZONING APPEALS

STAFF:

### THOMINA DAVIDSON

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### APRIL PUROFOY

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REGULAR MEETING OF  
**AUGUST 19, 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](mailto: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](mailto: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: AUGUST 12, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M. CASE NO: 53-24 – COUNCIL DISTRICT 6

BZA PETITIONER: TIMOTHY FLINTOFF

LOCATION: 2728-38 ROSA PARKS BLVD, between Spruce and Perry in an SD2 Zone Special Development District Mixed Use

LEGAL DESCRIPTION OF PROPERTY: E TWELFTH S 50 FT 30 BLK 5 PLAT OF CABACIER FARM N OF CHICAGO RD L1 P154 PLATS, W C R 8/35 50 X 195 ; E TWELFTH S 50 FT 30 BLK 5 PLAT OF CABACIER FARM N OF CHICAGO RD L1 P154 PLATS, W C R 8/35 50 X 195

PROPOSAL: Timothy Flintoff request to Construct seven Townhouse units on a vacant 0.133-acre site. – Approved with conditions in BSEED Case No: SLU2024-00027; Decision Date: April 3, 2024; Effective Date April 16, 2024. The subject site is within an R2 Zone (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; Section 50-8-56(2) (“Other regulations”), as greater than one principal detached residential building is proposed on the R2 zoning lot (“two-family dwelling and townhouse”); and b) Per Section 50-13-253(b) (“Multibuilding, multifamily developments”), a minimum of thirty- five feet horizontal distance is required between the two principal buildings; twenty-five feet horizontal distance is proposed, thus a ten-foot horizontal distance deficiency. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:30 A.M.      **CASE NO:**                      **54-24 – COUNCIL DISTRICT 4**

**BZA PETITIONER:**            **LISA OKASINKI**

**LOCATION:**                          **14691 KLENK ISLAND, between Alter Rd and dead-end street in an R1 Zone (Single Family Residential District)**

**LEGAL DESCRIPTION OF PROPERTY:**    **N KLENK 14 LIGHT HOUSE SUB L25 P78 PLATS, W C R 21/296 35 X 90.48A**

**PROPOSAL:**                      **Lisa Okasinki request dimensional variances to develop a Single-Family Residential located above a boathouse. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R1 Zone (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; (excessive lot coverage (45% allowable, 50% proposed)). (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

9:45 A.M.      **CASE NO:**                      **58-24 – COUNCIL DISTRICT 6**

**BZA PETITIONER:**            **DONALD TAPPEN**

**LOCATION:**                          **2150 BAGLEY STREET, between 14<sup>th</sup> and Wabash in an M3 Zone (Single-Family Residential District)**

**LEGAL DESCRIPTION OF PROPERTY:**    **E fourteen 97x100 Sub of Godfrey Farm Liber 1 Page 132 Plats WCR 10/24 15,010 sq. ft.**

**PROPOSAL:**                      **Don Tappan request dimensional parking variances to renovate an existing 23,472 square foot building into a 14-unit residential loft structure that will include commercial space on the ground floor. 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. 38 spaces required, 0 provided, 38 parking spaces deficient. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

VII                      **Public Comment / New Business**  
                                 Next Hearing Date: August 26, 2024

VII.                     **OLD BUSINESS**

VIII.                    **MEETING ADJOURNED**