

## BOARD MEMBERS

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### Anthony Sherman

Council District 7



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Director

**BOARD OF ZONING APPEALS  
STAFF:**

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
INSPECTOR

## REGULAR MEETING OF SEPTEMBER 23, 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: Rules of Procedure

III. MINUTES:

- A. APPROVAL OF MINUTES: September 16, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M. CASE NO: 61-24

BZA PETITIONER: JOHN H. LAWSON

LOCATION: 14439 WADE, between Hayes and Chalmers in an R2 Two-Family Residential District

LEGAL DESCRIPTION OF PROPERTY: Upon request

PROPOSAL: John H Lawson request dimensional variances to construct a new 30 by 50 foot garage in the rear of existing lot 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; Sec. 50-12-431 Not more than one principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts, and no detached accessory building or structure shall be closer than 10 feet from any principal building and deficient rear yard setback (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria) AP

SEPTEMBER 23, 2024  
DOCKET CONTINUED

9:30 A.M. CASE NO: 57-24

BZA PETITIONER: MARQUES KING

LOCATION: 469 Brainard, between 2<sup>nd</sup> and Cass Ave. in an SD1 Special Development District

LEGAL DESCRIPTION OF PROPERTY: S Brainard 12-13 rear S76 ft of E 40 ft 14 BLK 89-Sub pt Cass Farm L1 Page 175-6 Plats, WCR 2/103 100 irreg

PROPOSAL: Marques King appeals Condition #5 of BSEED SLU0223-00124 which Granted permission to construct a hostel on a 0.5 acre vacant site located in an SD1-H Special Development, Small Scale, Mixed Use) zoning district. Condition #5 states: That the applicant will provide a Phase II Environmental Assessment to Environmental Affairs division before a building permit is issued. The Phase I has already been provided. The Board of Zoning Appeals shall hear and decide appeals from, and review any order, requirement, decision, or determination that is made by, an administrative official in the administration of this chapter or any decision made by the Buildings, Safety Engineering, and Environmental Department which involve regulated uses, controlled uses, or conditional uses. Nothing that is contained in this section shall be deemed to authorize the Board to reverse or adjust any order or decision, which conforms to the provisions of this chapter. (Section 50-2-69. Powers and duties; administrative review). AP

9:45 A.M. CASE NO: 60-24

BZA PETITIONER: STAFFORD HOUSE

LOCATION: 9301 OAKLAND, between Kenilworth and Leicester in an B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: upon request

PROPOSAL: Stafford House request dimensional parking variances to establish 10 residential dwelling units on the second floor and 4,800 square feet of permitted commercial space on the 1<sup>st</sup> 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. 22 spaces required, 17 provided, 5 parking spaces deficient.* (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

SEPTEMBER 23, 2024  
DOCKET CONTINUED

10:00 A.M.                      **CASE NO: 64-24**

**BZA PETITIONER:              STAFFORD HOUSE**

**LOCATION:                        637, 643 & 649 LEICESTER COURT, between Brush and John R. in an R3 Low Density Residential District**

**LEGAL DESCRIPTION OF PROPERTY:              upon request**

**PROPOSAL:                      Stafford House request dimensional variance to develop a 10,584 square foot, 17 space accessory parking lot to serve a re-developed mixed use building located at 9301 Oakland. 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 parking lot size and excessive lot width (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP***

- VII                                  Public Comment / New Business**  
Next Hearing Date: September 30, 2024
- VII.                                OLD BUSINESS**
- VIII.                              MEETING ADJOURNED**