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**BOARD OF ZONING APPEALS
STAFF:**

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EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF SEPTEMBER 30, 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: Rules of Procedure

III. MINUTES:

- A. APPROVAL OF MINUTES: September 23, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M. CASE NO: 29-24

BZA PETITIONER: LIFE REMODELED/CHRIS LAMBERT

LOCATION: 9404 & 9740 MCKINNEY, between Whittier and Courville in an R1 Single-Family Residential District

LEGAL DESCRIPTION OF PROPERTY: Upon request

PROPOSAL: Life Remodeled/Chris Lambert request dimensional variances to redevelop a former school site by demolishing an existing 10,500 square foot building and expanding the remaining 37,800 square foot building by 22,404 square feet and converting it into a Neighborhood Center, Non-Profit APPROVED w/Conditions in BSEED Case No: SLU2024-00067; Decision Date: July 12, 2024 – Effective Date: July 26, 2024. The subject site is within an R1 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. *Prior to issuance of building permits, the applicant shall obtain the following parking waiver from the Board of Zoning Appeals: a) Per Section 50-14-38 (“Community service”), 429 spaces are required for the Neighborhood Center, Non-Profit; 208 parking spaces provided, 221 parking spaces deficient and deficient interior landscaping (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval Criteria). AP*

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DOCKET CONTINUED

9:30 A.M. CASE NO: 62-24

BZA PETITIONER: CORKTOWN HOUSING, LLC

LOCATION: 2662 Huron, 2654 Huron, 2648 Huron, 2642 Huron, 2628 Huron, 2622 Huron, 2031 Spruce, 2025 Spruce, 2658 Vermont, 2661 Vermont, 2657 Vermont, 2653 Vermont, 2652 Vermont, 2647 Vermont, 2642 Vermont, 2639 Vermont, 2636 Vermont, 2631 Vermont; 2628 Vermont & 2625 Vermont, between 2nd and Cass Ave. in an r3-h Low Density Residential 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: Corktown Housing, LLC, request dimensional variances to construct twenty (20) dwelling units in ten (10) one-story buildings between Huron Street and Vermont Street (labeled unit A through unit T). The subject site is within an R3-H Low Density Residential District (Historic). 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 lot size, deficient lot width, excessive lot coverage, deficient front setback and deficient front façade (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

9:45 A.M. CASE NO: 56-24

BZA PETITIONER: CHRISTOPHER JACKSON

LOCATION: 735 GRISWOLD, between Lafayette and W. Congress in an B5 zone. Major Business District

LEGAL DESCRIPTION OF PROPERTY: W GRISWOLD S 1/2 18&17 LYG S OF LAFAYETTE MILITARY RESERVE L5 P218 CITY RECORDS W C R 2/58 65.09 IRREG

PROPOSAL: Christopher Jackson appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2024-00052 Decision Date: July 5, 2024; Effective Date: July 19, 2024) which DENIED the establishment of a Specially Designated Distributors' (SDD, Liquor license) and Specially Designated Merchant's (SDM, beer & wine license) establishment in a 5, 174 square for tenant space on the ground floor of an existing mixed used building in a B5 Major Business District. 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 Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department.

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- VII Public Comment / New Business
Next Hearing Date: October 14, 2024
- VII. OLD BUSINESS
- VIII. MEETING ADJOURNED