

## BOARD MEMBERS

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Council District At Large

### Robert Roberts

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Council District 2

### Elois Moore

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### Jerry Watson

Council District 4

### Byron Osbern

Council District 5

### Anthony Sherman

Council District 7



## City of Detroit

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## JAMES W. RIBBRON

Director

## BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

APRIL PUROFOY  
INSPECTOR

## REGULAR MEETING OF DECEMBER 16, 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: DECEMBER 9, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 81-24 – Council District # 3

BZA PETITIONER: Fusco, Chaffer & Pappas, Inc. / CCSEM St. Mathew LDHA LP

LOCATION: 6021 Whittier and 6000 Audubon, between Harper and Linville in an R1-Single Family Residential District.

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Fusco, Chaffer & Pappas, Inc./ CCSEM St. Mathew LDHA LP request dimensional variances to convert a former school building site though adaptive reuse residential into two multiple family dwellings containing 46 units combined. APPROVED w/Conditions in BSEED Case No: SLU2024 – 00040; Decision Date: July 26, 2024 – Effective Date: August 9, 2024. The subject site is within an R1 Zone (Single Family Residential District). This case is appealed because 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 50-14-343 Deficient Interior Landscaping. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

