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INSPECTOR

REGULAR MEETING OF DECEMBER 9, 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:

III. MINUTES:

- A. APPROVAL OF MINUTES: NOVEMBER 18, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 59-24 – Council District #2

BZA PETITIONER: FRANK SIMON SALAMA/7 MILE & OUTER DRIVE PROPERTIES

LOCATION: 13110 W, Seven Mile Rd. between Littlefield and W. Outer Drive in a B2 Zone Local Business and Residential District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: 7 Mile & Outer Drive Properties request permission to expand a legal nonconforming 2,171 square foot gas station by adding a carry out restaurant to an existing Auto Service and existing convenience store by construction an approximately 999 square foot addition in a B2 zone Local Business and Residential District. This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to Section 50-15-27 of this Code, provided, that nonconforming adult uses shall not be considered for expansion or intensification. See Section 50-3-505 of this Code; (1) Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use; (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.) AP

9:30 a.m. **CASE NO.:** 74-24 – Council District # 3

BZA PETITIONER: **MOHAMMAD ABDUL LATIF**

LOCATION: **12100 CONANT**, between Caley and Bristow in a B4 zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: **Mohammad Abdul Latif request dimensional variances to establish a Retail Store in a B4 zone. The subject site is within a B2 Local Business and 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. Deficient parking. 11 spaces required, 0 spaces provided, 11 spaces deficient parking. (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

9:45 a.m. **CASE NO.:** 75-24 – Council District # 6

BZA PETITIONER: **ALDO DOMINGUES**

LOCATION: **6563 W. WARREN**, between Cicotte and Daniels in a B4 zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: **Aldo Domingues request to reverse the BSEED Decision (SLU2024-00016) to establish a facility for Trailers, utility-sales, rental or service moving truck/trailer rental lots in an existing 3,600 square foot building. The subject site is within an M2 Restricted Industrial 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. Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions. AP**

VII **Public Comment / New Business**
 Next Hearing Date: December 16, 2024

VII. **OLD BUSINESS**

VIII. **MEETING ADJOURNED**