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REGULAR MEETING OF
FEBRUARY 17, 2025

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: 816 4214 3162

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/81642143162>

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](tel:3132244950), through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

"ANY AND/OR ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL MUST BE SENT TO THE BZA DIRECTOR (RIBBRONJ@DETROITMI.GOV) BEFORE 5:00 PM ON THE THURSDAY PRIOR TO THE BZA HEARING ON MONDAY. ANY INFORMATION RECEIVED AFTER 5:00 PM ON THURSDAY WILL NOT BE ACCEPTED."

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: January 27, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M.

CASE NO: 76-24 – Council District #6

BZA PETITIONER: PARKSTONE DEVELOPMENT PARTNERS

LOCATION: 856 Beard, between W Lafayette and Fisher Freeway in a R2 Two Family Residential District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Parkstone Development request permission to expand a legal nonconforming Light Duty Vehicle Repair Establishment (Minor Auto Repair) by adding 850 and 846 Beard to 856 Beard Street. The building square footage has also increased from 1,154 square feet within a 1,246 square foot addition to a total of 2,400 square feet in a R2 zone Two Family 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:** **67-24 - Council District #4**

BZA PETITIONER: **EDGEWOOD ELECTRIC/EASTSIDE YOUTH SPORTS FOUNDATION**

LOCATION: **4831 Canyon**, between E. Warren and Mack in a R5 Medium Density Residential District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: **Edgewood Electric request permission to expand existing nonconforming use by upgrading electrical equipment located on the south elevation of the building. 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. An expansion includes any change to the site plan of a nonconforming use involving a structure. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. - Required findings.) AP**

9:45 A.M. **CASE NO:** **BSEED SLU2024-00043 ADJOURNED FROM DECEMBER 16, 2024 – Council District #3**

BZA PETITIONER: **NORTOWN COMMUNITY DEVELOPMENT CORP.**

BSEED PETITIONER: **7103 E. DAVISON, JAMES HARPER**

LOCATION: **7103 E. Davison** between Cliff and Sherwood in a M2 Restricted Industrial District.

LEGAL DESCRIPTION OF PROPERTY: **N DAVISON 212&213 PERRIENS N DETROIT SUB L46 P16 PLATS, W C R 15/231 45.72 X 106.20**

PROPOSAL: **Nortown Community Development Corp. appeals the decision of the Buildings Safety Engineering and Environmental Department BSEED SLU2024-00043 which Approved with Conditions to establish a MRPF and MPF in an M2 Restricted Industrial District. This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals)) AP**

- VII. **Public Comment / New Business**
 Next Hearing Date: February 17, 2025
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**