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Director

BOARD OF ZONING APPEALS STAFF:

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REGULAR MEETING OF FEBRUARY 24, 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: February 17, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 A.M. CASE NO: 77-24 – Council District #6

BZA PETITIONER: Southwest Housing Solutions Corporations dba MiSide Housing

LOCATION: 5840 Michigan and 4028 Wesson between 25TH and w. Grand Blvd.
in an R2 Two-Family Residential District & B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: S VERNOR HWY W 10 FT OF 8 7 & 6BLK 2 B HUBBARDS SUB L5 P49 PLATS, WCR 12/288 80 X 142; E WESSON LOTS 7 9 11 13 15 SUB OF PT OF P C NO 171 L12 P24 PLATS, W C R 16/85 150 X 133.09A COMBINED ON 02/22/2024 FROM 16015321., 16015322., 16015323., 16015324., 16015325

PROPOSAL: Southwest Housing Solutions Corporations dba MiSide Housing request dimensional variances to redevelop a vacant site by constructing a four-story, 32-unit residential building with permitted commercial uses and a 35-space accessory parking lot APPROVED w/Conditions in BSEED Case No: SLU2024-00093; Decision Date: October 9, 2024 – Effective Date: October 23, 2024. The subject site is within an R2 Two-Family Residential District & B4 General Business 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; Per Section 50-13-182 & 50-13-62(a): Sec. 50-13-182. Parking lots and parking areas shall be subject to the following requirements:(1)Where the zoning lot upon which the parking lot or parking area is to be located is bounded on one side by a street or alley and on the other side by a zoning lot already built upon with a front setback, the required minimum depth of the front setback for the parking lot or parking area shall be equal to the existing front setback on the adjoining lot, except as provided for in Section 50-14-223(b) of this Code;(2)A side setback at least ten feet wide shall be provided on each side, except no side setback is required on the side which abuts an alley or non-residentially-zoned property;(3)In the R1, R2, and R3 Districts only, where a zoning lot abuts, or is separated by an alley or easement along its side zoning lot line from, a business or industrial zoning district, a parking lot or parking area may be allowed on a conditional basis in certain situations that are specified in Section 50-12-299(9) of this Code, provided, that it does not exceed 70 feet in width and not more than 8,500 square feet in area Setback requirements; lot area and lot width requirements. (a)Where a dwelling unit is erected, located, or placed above another type of use in a B2 or B4 District, no setbacks shall be required for the dwelling unit, except a rear setback which may begin at the lowest floor occupied for dwelling purposes; excessive parking lot size, excessive lot width and deficient rear set back. Zoning Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP

9:30 A.M. **CASE NO:** **79-24 – Council District #3**

BZA PETITIONER: **Pentiuk, Couvreur & Kobiljak, P.C./Detroit Rescue Mission Ministries**

LOCATION: **15063 GRATIOT**, between Fairmont and Eastburn in a B4 General Business District

LEGAL DESCRIPTION OF PROPERTY: **N GRATIOT 27 THRU 15 MOHICAN HEIGHTS SUB L58 P51 PLATS, W C R 21/914 310.41 X 113.29**

PROPOSAL: **Pentiuk, Couvreur & Kobiljak, P.C. representing Detroit Rescue Mission Ministries request dimensional variances to establish an Emergency Shelter in an existing, 36,417 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00252; Decision Date: August 15, 2024 Effective Date: August 29, 2024. The subject site is within an B4 General Business 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. 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; That the following waivers shall be obtained prior to obtaining building permits from the Board of Zoning Appeals: a) Section 50-12-116(1) (“Capacity waiver, over 50 occupants”); and b) Section 50-14-341 (“Right of Way screening waiver) mesh screening material not permitted; and c) Section 50-14-342 (“Residential screening waiver) mesh screening material not permitted; and d) Section 50-14-343 Deficient Interior Landscaping Zoning Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

9:45 A.M. **CASE NO:** **86-24 – Council District #7**

BZA PETITIONER: **BRIAN ELLISON/GPSS SOUTHFIELD OWNER LLC**

LOCATION: **12155 SOUTHFIELD RD**, between I-96 and Capitol in a M4 Intensive Industrial District

LEGAL DESCRIPTION OF PROPERTY: **Available Upon Request**

PROPOSAL: **GPSS Southfield Owner LLC request a dimensional variance to allow the proposed screening material of the shipping containers, excessive height of the shipping containers and the fact that the shipping containers are located within 20 feet of the property line for proposed use of Outdoor Storage and Parking of Semi Trailers which is a by right use in an M4 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. Zoning Ordinance Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

- VII. **Public Comment / New Business**
 Next Hearing Date: March 10, 2025
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**