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Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
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REGULAR MEETING OF MARCH 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: March 10, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 85-24 – Council District #5
 BZA PETITIONER: MIKE SEMMA/SAIF ALGALHAM
 LOCATION: 5742 MT ELLIOTT, between E Grand Blvd and E Palmer in an M4 Intensive Industrial District (Historic).

LEGAL DESCRIPTION OF PROPERTY: S Grand Blvd 43 thru 46 McCormicks Subdivision Liber 19, Page 50 Plats WCR 15/82 122x140

PROPOSAL: Mike Semma/Saif Algalham request dimensional spacing variance to establish a Light Duty Vehicle Establishment in an existing 2,250 square foot building APPROVED w/Conditions in BSEED Case No: SLU2024 – 00096; Decision Date: September 25, 2024 – Effective Date: October 9, 2024. 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 50-12-131 (Retail, service and commercial uses, Spacing-the proposed facility use is within 1,000 radial feet from 2 vehicle repair establishments. AP

9:30 a.m. CASE NO.: 83-24 – Council District #1
 BZA PETITIONER: MICHAEL LEE
 LOCATION: 12869 ARTESIAN, between W. Davison and I-96 Freeway in an M4 Intensive Industrial District (Historic).

LEGAL DESCRIPTION OF PROPERTY: W ARTESIAN ALL THAT PT OF 56 DESC AS FOLS BEG AT N E COR TH S 0D 37M 45S E 136.79 FT ALG E LINE TH S 89D 27M 45S W 253.83 FT TH N 00D 37M 45S W 1.12 FT TH ON CUR TO R RAD 468.40 FT CH N 56D 50M 19S E 149.42 FT TH N 23D 59M W 20 FT TH ON CURVE TO R 140.38 FT ALG N LINE TO PTE OF BEG B E TAYLORS BRIGHTMOOR CONSOLIDATED R R SITES SUB L52 P48 PLATS, W C R 22/511 21,929 SQ FT SPLIT/COMBINED ON 02/25/2022 FROM 22085244-0, 22085244.003;

PROPOSAL: Michael Lee requests dimensional variances to Establish a Cabaret C Alcohol Consumption on Premises with Live Entertainment in an existing 3,930 square foot building APPROVED w/Conditions in BSEED Case No: SLU2024-00007; Decision Date: April 23, 2024 – Effective Date: May 8, 2024. The subject site is within an M4 INTENSIVE INDUSTRIAL 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. Sections: 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

MARCH 17, 2025
DOCKET CONTINUED

9:45 a.m. **CASE NO:** 1-25 – Council District # 6
BZA PETITIONER: SALEH ABDULLA
LOCATION: 7131 MICHIGAN AVE, between Ewers and Parkinson in a B4 General Business District
LEGAL DESCRIPTION OF PROPERTY: S Michigan 140 thru 138 Michigan Ave as WD C A & J Parkinsons Sub L 18 P17 Plats, WCR 18/222 62.11 IRREG
PROPOSAL: Saleh Abdulla request dimensional spacing variance to establish a Pool Hall in an existing 2,958 Square foot building APPROVED w/Conditions in BSEED Case No: SLU2024-00028; Decision Date: December 11, 2024 – Effective Date: December 25, 2024. The subject site is within a 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. Under Section 50-3-403 Not more than 2 permitted controlled uses within 2,000 feet are permitted. 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

10:00 a.m. **CASE NO:** 80-24 - Council District #4
BZA PETITIONER: JUDITH JONES
LOCATION: 16211 HARPER, between 3 Mile Dr and Bedford in a B4 General Business District.
LEGAL DESCRIPTION OF PROPERTY: N HARPER 49 THRU 52 MORANGS 3 MILE DRIVE ANNEX SUB L47 P72 PLATS, W C R 21/704 80 X 100
PROPOSAL: Judith Jones requests dimensional variances for proposed building A, as an Animal Shelter and building B as neighborhood center. APPROVED w/Conditions in BSEED Case No: SLU2022-00114; Decision Date: August 15, 2024 – Effective Date: August 29, 2024. The subject site is within a 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. Right of Way Screening and Deficient Parking. Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

10:15 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 Properties request dimensional variances 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. 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 1 parking space, deficient aisle width, deficient right of way screening and deficient residential screening. Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria. AP

- VII. **Public Comment / New Business**
 Next Hearing Date: March 24, 2025
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**