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Director

BOARD OF ZONING APPEALS STAFF:

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REGULAR MEETING OF
MAY 12, 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: April 21, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 10-25 – Council District #4

BZA PETITIONER: BRIAN ELLISON

LOCATION: 17761 MACK AVE, between Marseilles and University Pl in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N MACK ALL THAT PT OF 40 DESC AS BEG AT INTSEC OF WLY LINE MACK AVE 120 FT WD WITH SWLY LINE MARSEILLES AVE 75 FT WD TH S 16D 24M W 181.10 FT ALG WLY LINE MACK AVE TH N 28D 58M 10S W 295 FT TH N 16D 24M E 182.23 FT TH S 28D 48M E 295.86 FT ALG SWLY LINE MARSEILLES AVE TO POBRIVARD PARK SUB L20 P57 PLATS, W C R 21/836 181.10 IRREG

PROPOSAL: **Brian R. Ellison/representing Hilltop MHP, LLC request to modify BZA Decision 14-24 which stated a Condition “K” that no ingress or egress to or from Marseilles is permitted. The subject site is within a B4 Zone (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 letter sent to BZA requesting “a minor modification to a grant condition for BZA 14-24 condition K; the entrance and exits MUST ONLY be on Mack Ave. NO VEHICULAR access to Marselles is permitted.” Sections 50-4-131 (6)- Permitted Dimensional variances and 50-4-121 Approval Criteria AP**

MAY 12, 2025
DOCKET CONTINUED

9:45 a.m. **CASE NO:** 61-18 - Council District #2

BZA PETITIONER: **MICHAEL EVANS & DIANN C. HARRIS**

LOCATION: **17610 JAMES COUZENS**, between Thatcher and Santa Clara in a B2 zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: N-E JAMES COUZENS DR 1204 THRU 1201 EXC JAMES COUZENS HWY AS WD BLACKSTONE PARK SUB NO 1 L48 P92 PLATS, W C R 22/288 80 X 51

PROPOSAL: **Michael Evans requests Hardship Relief TO establish a 4,160 square foot Rental Hall not allowed in B2 Zone (Local Business and Residential District). A public hearing at the Board of Zoning Appeals shall be required; Any applicant for development may file a hardship relief petition with the Buildings, Safety Engineering, and Environmental Department which seeks relief from any regulations in this chapter on the basis that the denial of the application has deprived the applicant of all reasonable use of such applicant's property. A hardship shall be defined as a denial of all reasonable economic use of the property. Upon finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City may provide the petitioner with relief from applicable zoning regulations. Sections 50-4-151 - Deprivation of use of property, 50-4-153 - Denial of all reasonable economic use standards, 50-4-194 - Application of the "all reasonable economic use" standard, 50-4-195 - Burden of proof, 50-4-196 - Findings of the Board of Zoning Appeals and 50-4-197 - Additional forms of relief. AP**

- VII. **Public Comment / New Business**
 Next Hearing Date: May 19, 2025
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**