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City of Detroit

**Board of Zoning Appeals** 

**Coleman A. Young Municipal Center** 

JAMES W. RIBBRON

Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON EXECUTIVE ADMINISTRATIVE ASSISTANT

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REGULAR MEETING OF **JUNE 23,2025** 

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:

 $\underline{https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8}$ 

(You can also email the department at the link below for the smartsheet link) via smartsheet, or email to <a href="mailto:BOARDOFZONING@DETROITMI.GOV">BOARDOFZONING@DETROITMI.GOV</a> 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 <a href="mailto:crio@detroitmi.gov">crio@detroitmi.gov</a> 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: June 16, 2025

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 Zone

(Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** E BEARD 27&28 FAHNDRICHS SUB L24 P60

PLATS, W C R 18/273 50 X 143.62 COMBINED ON 02/06/2025 WITH

18008478., 18008479. INTO 18008478-80

PROPOSAL: Parkstone Development request permission to expand a

nonconforming Light Duty Vehicle 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 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 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; (2) Any change to the site plan of a nonconforming use involving a structure. (Mr. Roberts made a motion to Adjourn without date for petitioner to provide an updated site plan. Supported by Board Member Osbern. (Sections 50-15-7 - Board of Zoning Appeals, 50-15-26 - Expansion or intensification of nonconforming uses and 50-15-27. -

Required findings).

JUNE 23, 2025 DOCKET CONTINUED

9:30 a.m. CASE NO: BSEED SLU2024-00172 (Community Appeal) - Council District #1

**BZA PETITIONER: TONYA G. ARTHUR** 

**BSEED PETITIONER: AT LAND DEVELOPMENT, LLC** 

**LOCATION:** 22001 West Eight Mile Rd. between Cooley and Lahser in a M2

Zone (Restricted Industrial District).

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE W E 242 FT OF N 414.50 FT OF N

E 1/4 OF N E 1/4 OF SEC 4 T 1 S R 10 E EXC N 102 FT & EXC E 60

FT 22/--- 182 X 312.50

PROPOSAL:

Tonya G. Arthur appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) SLU2024-000172: Decision Date: April 9, 2025; Effective Date: April 23, 2025 which **Approved with Conditions** for a proposed conversion of former CVS with drive-thru Pharmacy into a gas station with drive-thru restaurant in an M2 Restricted Industrial District. 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: June 30, 2025

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED