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City of Detroit

Board of Zoning Appeals

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BOARD OF ZONING APPEALS

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EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY

INSPECTOR

REGULAR MEETING OF

JULY 21, 2025

Pursuant to the Michigan Open Meetings Act as amended, which permits the ongoing implementation of hybrid electronic meetings to facilitate virtual public participation as stipulated by MCL 15.263a(2), the Board of Zoning Appeals will convene both in **PERSON AND VIA ZOOM**.

THE HEARINGS OF THE BOARD OF ZONING APPEALS CAN BE ATTENDED THROUGH THE FOLLOWING METHODS:

1. In person, Erma L. Henderson Auditorim, 13th Floor, Coleman A. Young Municipal Center
2. To Attend by Zoom please utilize the following:

Zoom Numbers Are:

(312) 626-6799 or (213) 338-8477, Meeting ID: 816 4214 3162

If You Are Joining by Zoom, the Link Is:

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

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Zoom 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 individuals who are interested are welcome to attend and express their opinions. Those who wish to make oral presentations are strongly encouraged to provide written copies to the **BZA Office PRIOR TO THE HEARING:**

1. By utilizing our Smartsheet: <https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>
2. By emailing the department at Boardofzoning@detroitmi.gov
3. Postal Mail, fax or hand delivery, please see information above.

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>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

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 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: July 14, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. BSEED SLU2023-00093 CITY COUNCIL DISTRICT #5

BZA PETITIONER: KEGAN SCANNELL

BSEED PETITIONER: TIMELESS PROPERTIES DETROIT

LOCATION: 9851 Hamilton Ave and 1143, 1153 and 1159 Glynn Ct, between Glynn Court and Calvert Ave in a B4 (General Business District).

LEGAL DESCRIPTION OF PROPERTY: W HAMILTON LOTS 10 THRU 17 AND VAC ALLEYS ADJ ADAMS & PECKS 2ND N END SUB L17 P13 PLATS, W C R 6/120 ALSO N 24 FT LOTS 453 & 454 BOSTON BLVD SUB L29 P23 PLATS, W C R 6/149 159.92 IRREG COMBINED ON 03/18/2024 FROM 06004346., 06002635-7, 06002638., 06002639

PROPOSAL: Kegan Scannell appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) Case No.: SLU2023-00093; Decision April 4, 2025; Effective Date April 21, 2025) which Approved with Conditions permission to renovate a vacant 41,040 square foot building to establish a 49 unit multi family residential dwelling combined with 4,474 square feet of ground level commercial office space. 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

JULY 21, 2025
DOCKET CONTINUED

9:30 a.m. **CASE NO: 5-25 Council District #6**

CASE NO: **5-25**

BZA PETITIONER: **YOLANDA & JOSE MORALES-MORALES ENTERPRISES**

LOCATION: **1435 LAWNDAL** , between Homer and Longworth in an **B4 General Business District**

LEGAL DESCRIPTION OF PROPERTY: **W LAWNDAL** 11&10 JOHN P CLARK EST SUB L24 P32 PLATS, W C R 20/172 64 X 100

PROPOSAL: **YOLANDA & JOSE MORALES-MORALES ENTERPRISES request dimensional parking variance to establish a Private Social Club. This case is BY-RIGHT and was Plan Reviewed. 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. Deficient parking. Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria AP**

VII. Public Comment / New Business
 Next Hearing Date: July 28, 2025

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED