BOARD MEMBERS

Robert E. Thomas

Chairperson

Council District At Large

Robert Roberts

Vice Chairperson

Co.ncil District 6

Scott Boman

Council District At Large

Robert G. Weed

Council District 1

Kimberly Hill Knott

Council District 2

Elois Moore

Council District 3

Jerry Watson

Council District 4

Byron Osbern

Council District 5

City of Detroit **Board of Zoning Appeals** Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 212 Detroit, Michigan 48226

Phone: (313) 224-3595 Fax: (313) 224-4597

Email: boardofzoning@detroitmi.gov

REGULAR MEETING OF

JAMES W. RIBBRON Director

BOARD OF ZONING **APPEALS STAFF:**

THOMINA DAVIDSON **EXECUTIVE ADMINISTRATIVE**

> APRIL PUROFOY ZONING INSPECTOR

ASSISTANT

FEBRUARY 24, 2025

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday February 24, 2025 by way of Zoom and in person.

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: 84422726457

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- Robert E. Thomas, Board Member (1)
- Anthony Sherman, Board Member (2)
- Robert G. Weed, Board Member (3)
- Scotty Boman, Board Member (4)
- Robert Roberts, Board Member (5)
- Kimberly Hill Knott, Board Member (6)
- Elois Moore, Board Member (7)
- Jerry Watson, Board Member (8)
- Byron Osbern, Board Member (9)

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Watson made a motion to approve the minutes for February 17, 2025 with any corrections.

Mr. Weed, Watson, Roberts, Thomas, Boman

Mrs. Moore

Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.

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

ACTION OF THE BOARD:

Mr. Roberts made a motion to Grant 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. Seconded by Board Member Moore

Affirmative: Mr. Roberts, Thomas, Weed, Sherman, Watson,

Boman

Mrs. Hill-Knott, Moore

Negative:

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 Permitted dimensional variances and 50-4-121 Approval Criteria AP

ACTION OF THE BOARD:

Mr. Roberts made a motion To Grant dimensional variances to allow 100 occupants to an Emergency Shelter in an existing, 36,417 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00252. Supported by Board Member Sherman

Affirmative: Mr. Roberts, Weed, Roberts, Boman, Watson

Mrs. Hill-Knott, Moore

Negative:

Mr. Thomas was not present for the vote

Case No. 79-24 continued:

Mr. Roberts made a motion To Grant dimensional variances to waive interior landscaping for an Emergency Shelter in an existing, 36,417 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00252. Supported by Board Member Moore

Affirmative: Mr. Roberts, Weed, Roberts, Boman, Watson

Mrs. Hill-Knott, Moore

Negative:

Mr. Thomas was not present for the vote

DIMENSIONAL VARIANCE FOR INTERIOR LANDSCAPING WAIVED

Mr. Roberts made a motion To Grant dimensional variances for proposed screening for an Emergency Shelter in an existing, 36,417 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00252. Supported by Board Member Moore

Affirmative: Mr. Roberts, Weed, Roberts, Boman, Watson

Mrs. Hill-Knott, Moore

Negative:

Mr. Thomas was not present for the vote

DIMENSIONAL SCREENING VARIANCE GRANTED

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

ACTION OF THE BOARD:

Mr. Boman made a motion to Grant 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. Seconded by Board Member Watson

Affirmative: Mr. Weed, Watson, Roberts, Sherman, Boman

Mrs. Hill-Knott, Moore

Negative:

Mr. Thomas was not present for the vote

DIMENSIONAL VARIANCE GRANTED

Director Ribbon informed the Board that at the Petitioner's Request Case No. 52-23 should be Dismissed without return of fee.

ACTION OF THE BOARD: Mr. Watson made a motion to Dismiss at petitioners request without return of fee. Seconded by Board Member Moore

Affirmative: Mr. Roberts, Thomas, Weed, Watson

Mrs. Moore

Negative:

CASE DISMISSED WITHOUT RETURN OF FEE

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Watson motioned that the meeting be adjourned. Board Member Moore seconded this motion which was unanimously carried and the meeting adjourned at 12:55 P.M.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON DIRECTOR

JWR/atp