

Robert G. Weed
Council District 1
Kimberly Hill Knott
Council District 2
Elois Moore
Council District 3
Jerry Watson
Council District 4
Robert E. Thomas
Council District 5
Robert Roberts
Council District 6
Anthony Sherman
Council District 7



City of Detroit
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JAMES W. RIBBRON
Director

BOARD OF ZONING
APPEALS STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
ZONING INSPECTOR

REGULAR MEETING OF
JANUARY 29, 2024

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

If You Are Joining By Web The Link Is:

<https://cityofdetroit.zoom.us/j/84422726457>

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

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday January 29, 2024 by way of Zoom and in person.

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:15 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Robert G. Weed, Board Member
- (3) Robert Roberts, Board Member
- (4) Jerry Watson, Board Member
- (5) Kimberly Hill Knott, Board Member
- (6) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

- (1) Anthony Sherman, Board Member

MINUTES:

Board Member Watson made a motion to approve the minutes for December 20, 2023 with any corrections.

Affirmative: Mr. Weed, Thomas, Watson, Roberts
Mrs. Moore, Hill-Knott
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.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

9:15 a.m. Case No.: 3-24 – Council District #5

BZA PETITIONER: ANDRE WILLIAMS

LOCATION: 949 Chicago, between Hamilton and 3rd in a R1 zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: S CHICAGO BLVD W 5 FT 309 E 45 FT 308 VOIGT PARK SUB L22 P94 PLATS, W C R 4/90 50 X 133.50

PROPOSAL: Andre Williams request dimensional variances for the construction of a one and one half story three bay three car garage with habitable attic and storage located at 949 Chicago. The subject site is within an R1 Single-Family 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; Section 50-12-454 General Provisions; limitations on the use of accessory structure which states that In the R1 and R2 districts, accessory buildings shall not be occupied for dwelling purposes or used for nay business profession, trade or occupation, except that carriage houses built prior to 1940 may continue to be occupied for dwelling purposes and Section 50-8-26 In the R1 district, not more than one principal detached residential building shall be located on a zoning lot. Likewise, no principal detached residential building shall be located on the same zoning lot with any other principal building in the R1 district. (Sections 50-4-131 (6) Permitted dimensional and 50-4-121 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances for the construction of a one and one half story three bay three car garage with bathroom and storage located at 949 Chicago. Seconded by Board Member Moore.

Affirmative: Mr. Weed, Roberts, Thomas
Ms. Moore, Hill-Knott

Negative: Mr. Watson

DIMENSIONAL VARIANCE GRANTED

9:30 a.m.

Case No.: 2-24 – Council District #1

BZA PETITIONER: 482 HOOKAH/TONY HARRISON

LOCATION: 17150 W MCNICHOLS, between Ferguson and Oakfield in a B2 zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: N--W MC NICHOLS 6&5 B E TAYLORS NINETEEN TWENTY-TWO SUB L43 P82 PLATS, W C R 22/4 46.38 X 100

PROPOSAL: 482 Hookah/Tony Harrison is requesting to establish a hookah lounge in the existing building. As the City of Detroit does not have the land use of 'Hookah Lounge' in the current zoning ordinance, this will be a hardship relief in a B2 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 a 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 standard, 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

ACTION OF THE BOARD:

Mr. Watson made a motion to Adjourn case without fee and without date for petitioner to secure proper representation to proceed with the Hardship Relief Petition. Seconded by Board Member Moore.

Affirmative: Mr. Weed, Roberts, Thomas, Watson
Ms. Moore, Hill-Knott

Negative:

ADJOURNED WITHOUT DATE AND WITHOUT FEE

ELECTIONS OF OFFICERS:

Mr. Watson nominated Robert Roberts for Vice-Chairperson.

Mr. Roberts accepted the nomination.

Votes for Mr. Roberts were as follows:

Yea- Mrs. Moore, Mr. Weed, Mr. Thomas, Mrs Hill-Knott, Mr. Roberts and Mr. Watson.

Mr. Roberts was elected to be the Chairperson for 2024

Mr. Watson nominated Mr. Thomas as Chairperson.

Mr. Thomas accepted the nomination.

Votes for Mr. Thomas were as follows:

Yea- Mrs. Moore, Mr. Weed, Mr. Thomas, Mrs Hill-Knott, Mr. Roberts and Mr. Watson.

Mr. Thomas was elected to be the Chairperson for 2024.

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Weed seconded this motion which was unanimously carried and the meeting adjourned at 10:30 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp