

BOARD MEMBERS

Robert E. Thomas
Chairperson
Council District At Large

Robert Roberts
Vice Chairperson
Council 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



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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
OCTOBER 21, 2024

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday October 21, 2024 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:

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

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Watson made a motion to approve the minutes for October 14, 2024 with any corrections.

Affirmative: Mr. Boman, Weed, Watson, Thomas
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.
- (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: 68-24 – Council District #6

BZA PETITIONER: SANDRA TROUP

LOCATION: 926 W. WILLIS, between 14TH and John C. Lodge in an R2 zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: N WILLIS W 52 FT OF E 60 FT OF S 125 FT 8 LYG N & ADJ WILLIS AVE FORSYTH FARM SUB PRO 2643, W C R 4/29 52 X 125

PROPOSAL: Sandra Troup request dimensional variances to construct a 966 square foot accessory structure (Carriage home) in the rear yard of existing lot with a 2-car garage included. The subject site is within an R2 Two-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. Excessive height and more than one principal building on a zoning lot. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Osbern made a motion to grant the dimensional variances to construct a 966 square foot accessory structure (Carriage home) in the rear yard of existing lot with a 2-car garage included. The subject site is within an R2 Two-Family Residential District. Seconded by Board Member Moore

Affirmative: Mr. Roberts, Sherman, Thomas, Weed, Osbern, Watson, Boman
Mrs. Hill-Knott, Moore

Negative:

DIMENSIONAL VARIANCE GRANTED

9:30 a.m.

CASE NO: 65-24 – Council District #7

BZA PETITIONER: BRILLIANT DETROIT

LOCATION: 12789 & 12795 INDIANA, between Buena Vista and Fullerton in an R1 zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: W INDIANA 61 WYOMING PARK SUB L34 P42 PLATS, W C R 16/241 32 X 100 COMBINED ON 02/24/2024 WITH 16036236. INTO 16036236-7; W INDIANA 60 WYOMING PARK SUB L34 P42 PLATS, W C R 16/241 40 X 100 COMBINED ON 02/24/2024 WITH 16036237. INTO 16036236-7

PROPOSAL: Brilliant Detroit request dimensional variances to Establish a Neighborhood Center, Non-profit in an existing single-family dwelling and an Outdoor Recreation Facility on an adjacent vacant lot APPROVED w/Conditions in BSEED Case No: SLU2023-00198; Decision Date: February 8, 2024 – Effective Date: February 22, 2024. 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. Deficient front, side yard setback and rear setback required (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mrs. Hill-Knott made a motion to grant the dimensional variances to establish a Neighborhood Center, Non-profit in an existing single-family dwelling and an Outdoor Recreation Facility on an adjacent vacant lot APPROVED w/Conditions in BSEED Case No: SLU2023-00198. Seconded by Board Member Sherman

Affirmative: Mr. Roberts, Watson, Sherman, Weed, Boman, Thomas, Osbern
Mrs. Hill-Knott, Moore

Negative:

DIMENSIONAL VARIANCES GRANTED

9:45 a.m.

CASE NO: 66-24 – Council District #5

BZA PETITIONER: GLYNN COURT DETROIT, LLC

LOCATION: 1415 GLYNN COURT, between Byron and Lodge Service Drive in an R3 Low Density Residential District

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Glynn Court Detroit, LLC request dimensional parking variances to increase an existing apartment building with 7 new studio units to the basement of an existing 4 story, 51-unit apartment building for a total of 58 units. 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. 9 spaces required, 0 provided, 9 parking spaces deficient. (Sections 50-4-131 (1)- Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Roberts made a motion to Deny parking variance request to increase an existing apartment building with 7 new studio units to the basement of an existing 4 story, 51-unit apartment building for a total of 58 units. Seconded by Board Member Sherman.

Affirmative: Mr. Roberts, Watson, Weed, Osbern, Sherman, Boman, Thomas
Mrs. Hill-Knott, Moore

Negative:

DIMENSIONAL PARKING VARIANCES DENIED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Hill-Knott motioned that the meeting be adjourned. Board Member Roberts seconded this motion which was unanimously carried and the meeting adjourned at 12:05 P.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp