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City of Detroit

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BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF
NOVEMBER 4, 2024 COPY
ADVISEMENT

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

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:**

<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 BOARDOFZONING@DETROITMI.GOV 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 crio@detroitmi.gov to schedule these services.

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: OCTOBER 28, 2024
- IV. COMMUNICATIONS:
- V. MISCELLANEOUS BUSINESS:
- VI. PUBLIC HEARING

9:15 a.m. CASE NO: 31-23 Buildings 3A and 3B

BZA PETITIONER: Ronald McDonald - Council District #5

LOCATION: 299, 303, 307, 313, 319, & 325 Smith and 7719 Brush, between Brush and John R. in an R3 zone (Low Density-Family Residential District). City Council District #5

LEGAL DESCRIPTION OF PROPERTY: N SMITH E 15 FT OF 40 W 6.65 FT OF 41 & S 19.50 FT OF VAC CLAY AVE ADJ W Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 21.65 X 138.90; N SMITH E 23.35 FT OF 41 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 23.35 X 138.90; N SMITH 42 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWN L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 43 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 44 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 45 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 46 AND S 19.56 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 139.50

PROPOSAL: Ronald McDonald request multiple dimensional variances for the proposed development/construction of two multi-family buildings to provide 6 units (Building 3A) and 10 units (Building 3B) respectively, for a total of 16 multi-family units in a R3 zoning 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 setback for both buildings and deficient recreational space for both buildings and *deficient side setback Bldg. 3B. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP**

9:20 a.m.	CASE NO.	33-23 Buildings 2A and 2B
	BZA PETITIONER:	Ronald McDonald - Council District #5
	LOCATION:	203, 259, 267, 271, 277 Smith , between Brush and John R in an R3 Low Density Residential District
	LEGAL DESCRIPTION OF PROPERTY:	N SMITH 25 THRU 33 AND S 18.86 FT VAC CLAY AVE ADJWM Y HAMLINS & S J BROWNS SUB L8 P72 PLATS W C R 1/103 281.84 X 138.86; N SMITH 34 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 35 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 36 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90; N SMITH 37 W 15 FT OF 38 & S 19.5 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 45 X 138.9
	PROPOSAL:	Ronald McDonald request multiple dimensional variances for the proposed development/construction of two multifamily buildings to provide 61 units (Building 2A) and 10 units (Building 2B) respectfully, for a total of 71 multifamily units in a R3 zoning 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. Deficient front setback, Maximum Floor Area Ratio, deficient parking and deficient side yard setback (Sections 50-4-131 (1&6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

9:25 a.m.

CASE NO.

34-23 (Bldg 7A & 7B)

BZA PETITIONER:

Ronald McDonald - Council District #5

LOCATION:

501, 511, 519, 525, 529, 535, 545, 555, & 561 E. Bethune,
between Beaubien and St. Antoine in an R3 District. Low Density
Residential District.

LEGAL DESCRIPTION OF PROPERTY:

Property exempt from Ad Valorem taxes and
assessed on the Special Act Roll pursuant to PA 261 of 2003
expiring 12/30/2028. N BETHUNE E 201-202 WM Y HAMLIN & S
J BROWNS L8 P72 PLATS, W C R 3/91 59.5 X 115; N BETHUNE
E 203 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91
30 X 115; N BETHUNE E 204 WM Y HAMLIN & S J BROWNS L8
P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E 205 WM Y
HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N
BETHUNE E 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS,
W C R 3/91 30 X 115; N BETHUNE E 207 W 1/2 208 WM Y HAMLIN
& S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115; N BETHUNE
E E 1/2 208 209 WM Y HAMLIN & S J BROWNS L8 P72 PLATS,
W C R 3/91 45 X 115; N BETHUNE E 210 WM Y HAMLIN & S J
BROWNS L8 P72 PLATS, W C R 3/91 30 X 115; N BETHUNE E
211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91
30 X 115

PROPOSAL:

Ronald McDonald request dimensional variances for the
development of two buildings (7A and 7B) with 7A containing 14
multiple family units and 7B containing 10 multiple family units in
a R3 (Low Density Residential). 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; Building 7A (14 units):
Deficient Front Setback, Building 7B (10 units) Deficient Front
Setback. Bldg. 7A Deficient Recreational Space Requirement and
Building 7B Deficient Recreational (Sections 50-4-131 (6)-
Permitted dimensional variances and 50-4-121 Approval Criteria).
AP

- VII

Public Comment / New Business
Next Hearing Date: November 18, 2024
- VII.

OLD BUSINESS
- VIII.

MEETING ADJOURNED