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CITY OF DETROIT
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Coleman A. Young Municipal Center
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Detroit, Michigan 48226
(313) 224-3595

JAMES W. RIBBRON
DIRECTOR

LYALL T. HOGGATT
APPEALS SPECIALIST

REGULAR MEETING OF AUGUST 26, 2014
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER

DOCKET

I. **OPENING:**

A. **CALL TO ORDER.....9:00 A.M.**
B. **ROLL CALL.....**

II. **PROCEDURAL MATTERS**

III. **MINUTES:**

A. **APPROVAL OF THE MINUTES:** August 19, 2014

IV. **COMMUNICATIONS:**

V. **DIRECTOR REPORT'S**

VI. **MISCELLANEOUS BUSINESS:**

VII. **PUBLIC HEARINGS:**

9:30 a.m. **CASE NO.:** 23-14

APPLICANT: Designer Group Inc. & Boyd Jones

LOCATION: 15418 Schoolcraft Between: Greenfield and Whitcomb in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: 3 expiring 12/30/2013. Property exempt from Ad Valorem taxes and assessed pursuant to PA 261 of 2003 expiring 12/30/2013. N SCHOOLCRAFT 28 THRU 35KEIBLERS SCHOOLCRAFT SUB L60 P26 PLATS, W C R 22/605 163.39 X 85.

PROPOSAL: Designer Group Inc. & Boyd Jones requests a parking variance TO construct an approximate 255 square foot masonry addition (kitchen) onto an existing approximate 3,749 square foot masonry building (Bar/Nightclub) in a B4 Zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments and for a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance. Deficient Off-Street-Parking. (Sections 61-4-91(1) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking and 61-4-81 Approval Criteria).AP

This Meeting is open to all members of the public under Michigan's Open Meetings Act

AUGUST 26, 2014
DOCKET CONTINUED

10:00 a.m. **CASE NO.:** **26-14**

APPLICANT: **Burns Family & Community Center c/o Shannon Crumbley**

LOCATION: **9133 Hubbell** Between: Ellis and W. Chicago in a M4 Zone (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: **W HUBBELL PT OF S W 1/4 SEC 31 T 1 S R 11 E INCL PT OF LOT 269 OF PLYMOUTH GARDENS SUB L48 P39 PLATS, W C R 22/552 DESC AS BEG AT A PT ON W LINE HUBBELL AVE 66 FT WD DIST N 00D 02M W 119.15 FT FROM N LINE ELLIS AVE 34.27 FT WD TH CONT N 00D 02M W 236.01 FT TH S 89D 56M W 150 FT TH S 00D 02M E 130.80 FT TH S 89D 37M 46S W 932.30 FT TH S 00D 04M 34S W 178.50 FT TH N 89D 45M 25S E 964.83 FT TH N 00D 02M W 73.59 FT TH S 89D 50M E 118.50 FT TO POB22/--- 204,345 SQ FT**

PROPOSAL: **Burns Family & Community Center c/o Shannon Crumbley requests permission to reverse the decision of the Planning and Development Department which DENIED the Site Plan TO establish a Non-Profit Community Center with an Accessory Standard Restaurant (by-right-use) in an approximate 6,503 square foot, one-story, masonry building** in a M4 zone (Intensive Industrial District). **This case is appealed because The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance or any denial of a site plan by the Planning and Development Department. Also, deficient Off-Street-Parking. (Sections 61-4-71 Jurisdiction Over Appeals of Administrative Decisions, 61-3-151 thru 61-3-167 Site Plan Approval Criteria, 61-3-231 General Approval Criteria and 61-4-81 Approval Criteria).AP**

10:30 a.m. **CASE NO.:** **27-14**

APPLICANT: **Hussein Hamdan**

LOCATION: **8832-43 Mark Twain** Between: Joy Rd. and Ellis in a M4 Zone (Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: **LOTS 54 AND 55, KARNATZBONPARTE SUBDIVISION, AS RECORDED IN LIBER 55, PAGE 29 OF PLATS, WCR. COMMONLY KNOWN AS 8835-43 MARK TWAIN**

PROPOSAL: **Hussein Hamdan requests permission to reverse the decision of the Planning and Development Department which <u>DENIED</u> the Site Plan <u>TO</u> add a Collision Shop (bump only) to an existing Used Auto Sales Lot in an approximate 6,000 square foot building** in a M4 zone (Intensive Industrial District). **This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. (Sections 61-3-151 thru 167 Site Plan Approval Criteria).AP**

VIII. **PUBLIC COMMENT / NEW BUSINESS**
IX. **ADVISEMENTS / OLD BUSINESS**
X. **MEETING ADJOURNED**