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**City of Detroit
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**LYALL T. HOGGATT
APPEALS SPECIALIST**

**REGULAR MEETING OF NOVEMBER 18, 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: October 7, 2014, October 14, 2014 & October 28, 2014**
- IV. COMMUNICATIONS:**
- V. DIRECTOR REPORT'S**
- VI. MISCELLANEOUS BUSINESS: Case Review**
- VII. PUBLIC HEARINGS:**

9:30 a.m. CASE NO.: 24-14

APPLICANT: Third New Hope Baptist Church

LOCATION: 12850 Plymouth Between: Steel and Sorrento in a B4 and P1 Zones (General Business and Open Parking District).

LEGAL DESCRIPTION OF PROPERTY: LOTS 190-201, 203-206, 220-224. 226-236, OF "FRANK B. WALLACE GRAND RIVER VILLAS" LIBER 34 OF PLATS, PAGE 22 W C R.

PROPOSAL: Third New Hope Baptist Church requests permission to construct a new parking lot (by-right-use) consisting of 174 parking spaces and waive various dimensional deficiencies, developmental standards and use regulations in a B4 and P1 zone (General Business and Open Parking Districts). 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 except when an administrative adjustment may be granted, the Board of Zoning Appeals may modify any development standards and use regulation that is specified in ARTICLE XIV of this Chapter. Also, deficient opaque residential screening and 10' landscaped setback along Steel on the east property line and Sorrento on the west property line; 10 feet required, 3 feet provided, 7 foot setback and opaque screening deficient. Deficient landscaped buffer and opaque screening along the north property line adjacent to residentially zoned land. (Sections 61-4-92(2) Variance of Developmental Standard, 61-4-91(6) Permitted Dimensional Variance, General Dimensional Standards and 61-4-81 Approval Criteria).AP

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

10:00 a.m. CASE NO.: 36-14

APPLICANT: Alan Haraju

LOCATION: 5001 Trumbull Between: W. Warren and Putnam in a R3-H Zone (Low Density Residential District-Historic).

LEGAL DESCRIPTION OF PROPERTY: W TRUMBULL S 25 FT. 3 2 & 1 BLK 21 AVERY & MURPHYS SUBDIVISION AS RECORDED IN LIBER 9 PAGE 42 OF WAYNE COUNTY RECORDS

PROPOSAL: Alan Haraju requests permission to MODIFY a previous BZA Grant (115-04) which reversed the decision of the Buildings and Safety Engineering Department dated September 2, 2004 that DENIED permission to demolish an existing gasoline station and construct a new approximate 2,540 square foot retail store with four (4) pump islands and waive deficient Off-Street-Parking, Loading Space, yard setback from residential property, lot area, and landscaping BY intensifying a nonconforming use (adding a Carry-out Restaurant) in the existing Motor Vehicle Filling Station Building in a R3-H zone (Low Density Residential District-Historic). This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the intensification of a nonconforming use, subject to the provisions of Sec. 61-15-17 of this Code. Also, no modification of any provision of any zoning grant, that is issued by the Board of Zoning Appeals, shall be permitted, unless such modification shall have been approved subsequent to a public hearing as required for the use. Also. Deficient lot width, 120 ft. required, 118 ft. provided, 2 ft. deficient; deficient intersection landscaping, 150 sq. ft. required, 78 sq. ft. provided, 72 sq. ft. deficient. (Sections 61-15-16 Expansion or Intensification of Nonconforming Uses, 61-4-141 Zoning Grant Modifications, Hearing Required and 61-15-17 Required Findings).AP

- VIII. PUBLIC COMMENT / NEW BUSINESS
 - Next Hearing date: December 2, 2014
- IX. ADVISEMENTS / OLD BUSINESS
- X. MEETING ADJOURNED