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**REGULAR MEETING OF OCTOBER 7, 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:**

IV. COMMUNICATIONS:

V. DIRECTOR REPORT'S

VI. MISCELLANEOUS BUSINESS:

VII. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 28-14 (aka BSE&ED 87-13)

APPLICANT: Amer J. Shaba

LOCATION: 16941 W. Eight Mile Rd. Between: Biltmore and Ferguson in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: LOTS 1154-1166 MADISON PARK NO. 1 RE-SUBDIVISION, LIBER 64, PAGE 84 PLATS, W.C.R. (PIN 22018792-5, 22018796-8 & 22018799-804)

PROPOSAL: Amer J. Shaba requests a variance from a use regulation and general developmental standard requiring a six (6) foot high opaque masonry wall and a ten (10) foot landscaped setback of the masonry wall abutting residentially zoned lots containing dwelling units along the south (rear) property line TO expand an existing Used Motor Vehicle Sales Lot from 12,000 square feet to 26,000 square feet and construct a new 4,153 square foot building which was APPROVED in BSEED (87-13) in a B4 zone (General Business District). This case is appealed because The Board of Zoning Appeals may vary the requirements and limitations that are imposed by this zoning ordinance that pertain to dimensional requirements, use regulations, locational/spacing requirements, or general development standards of various land use where strict application of such requirements or standards would result in practical difficulty and where all applicable standards and approval criteria of this division are met, including those of Sec. 61-4-81 of this Code. (Sections 61-14-222 Residential Screening, 61-12-213 Motor Vehicles, Used, Salesroom or Sales Lot, 61-4-89 Variances, In General and 61-4-81 Approval Criteria).AP

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

9:45 a.m.

CASE NO.: 31-14

APPLICANT: Mark Drane

LOCATION: 6000 W. Vernor Hwy.(aka 1939-2003 Cavalry) Between: Military and Cavalry in a R2 Zone (Two Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: LOTS 382 THRU THE SOUTH 30' OF LOT 387 (CASE NO. 45-98 AND 1934-68 MILITARY, AKA LOTS 322 THRU THE SOUTH 1/2 OF LOT 326 (CASE 46-98) IN THE SCOTTENS DANIEL RE-SUBDIVISION OF PART OF PRIVATE 32 AND THE EAST PART OF PRIVATE CLAIM 268, (LIBER 3, PAGE 1 OF THE WAYNE COUNTY'S RECORDS), BETWEEN W. VERNOR AND MCMILLIAN..

PROPOSAL: Mark Drane request permission to MODIFY previous BZA Grants (45-98 & 46-98) which APPROVED construction of an irregular shaped 152' X 128' (approximate 26,398 square foot) retail store with mezzanine (nonconforming use) and expand a then existing private Off-Street-Parking lot onto an adjacent residential property BY expanding the existing retail sales area approximately 2,184 square feet onto the front (south) portion of the existing 26,398 square foot retail sales area to total approximately 28,582 square feet in a R2 zone (Two Family Residential District). This case is appealed because 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, the Board of Zoning Appeals shall have the authority to hold hearings and render decisions with respect to nonconforming uses, buildings or structures and a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion of a nonconforming use, subject to the provisions of Sec. 61-15-17 of this Code. (Sections 61-4-141 Zoning Grant Modifications, 61-15-7 Board of Zoning Appeals and 61-15-16 Expansion or Intensification of Nonconforming Uses and 61-15-17 Required Findings).AP

VIII. **PUBLIC COMMENT / NEW BUSINESS**

- Next Hearing date: October 14, 2014

IX. **ADVISEMENTS / OLD BUSINESS**

X. **MEETING ADJOURNED**