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**REGULAR MEETING OF SEPTEMBER 16, 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 5, 2014**
- IV. COMMUNICATIONS:**
- V. DIRECTOR REPORT'S**
- VI. MISCELLANEOUS BUSINESS:**
- VII. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 25-14 – Adjourned from August 19, 2014

APPLICANT: Justin Mast

LOCATION: 2200-2206 Perry (aka 2801 14th Street) Between: 14th and 15th Streets in a R3 Zone (Low Density Residential District).

LEGAL DESCRIPTION OF PROPERTY: N PERRY W FT 85 SUB OF PT OF GODFROY FARM L1 P293 PLATS, W C R 10/32 45 X 40 AND W 14TH E 100 FT 85 SUB OF GODFROY FARM L1 P293 PLATS, W C R 10/32 40 X 100

PROPOSAL: Justin Mast requests permission to reverse the decision of the Planning and Development Department DENYING the site plan TO change a nonconforming use (Motor Vehicle Filling Station / Minor Motor Vehicle Repair Facility) issued under permit # 85522 on May 22, 1966 TO another nonconforming use (Office, business or professional) in a R3 zone (Low Density Residential District). This case is appealed the Board of Zoning Appeals shall have the authority to hold hearings and render decisions with respect to nonconforming uses, buildings, and structures. A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals. Also, 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. In addition, deficient Off-Street-Parking, deficient front, side and rear yard setbacks, deficient right-of-way screening on the east and south property lines and deficient opaque screening on the north and west property lines. (Sections 61-15-7 Board of Zoning Appeals, 61-15-20 Change of Nonconforming use to other nonconforming use, 61-3-151 thru 61-3-167 Site Plan Approval Criteria, 61-15-17 Hearing Required, 61-4-91(1&6) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking, 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

9:45 a.m. **CASE NO.:** 10-14 (aka BSE&ED 123-13)

APPLICANT: Wilbur B. Hughes III, Detroit Memorial Association & Charles H. Ellis III, Greater Grace Temple

LOCATION: 18600 & 18601 Berg Rd. Between: Grand River and W. Seven Mile Rd. in a R1 Zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Wilbur B. Hughes III, Detroit Memorial Association & Charles H. Ellis III, Greater Grace Temple requests permission to reverse the Planning and Development’s decision which DENIED the site plan TO convert a golf course to a cemetery (conditional land use) which was DENIED in BSEED (123-13) in a R1 zone (Single Family Residential 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. (Sections 61-4-71 Jurisdiction Over Administrative Appeals, 61-3-151 thru 61-3-167 Site Plan Approval Criteria and 61-3-231 General Approval Criteria).AP

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