

Board Members

Robert E. Thomas

Chairperson

Vivian Teague

Vice Chairperson

Robert G. Weed

Council District 1

Elois Moore

Council District 3

Jacqueline Grant

Council District 4

Emmanuel Calzada

Council District 6

Kwame Finn

Council District 7



James W. Ribbron

Director

City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **September 18, 2018** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:26 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Vivian Teague, Board Member
- (3) Robert G. Weed, Board Member
- (4) Elois Moore, Board Member
- (5) Kwame Finn, Board Member

BOARD MEMBERS ABSENT:

- (1) Jacqueline Grant, Board Member
- (2) Emmanuel Calzada, Board Member

MINUTES:

Board Member Teague made a motion to approve the minutes for August 28, 2018 with any corrections.

Affirmative: Mr. Thomas, Weed
Ms. Teague, Moore,
Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

9:15 a.m. **CASE NO.:** **BSEED 184-17 – COMMUNITY APPEAL**

APPLICANT: **JUDITH SALE**

LOCATION: **2031, 2037, 2043 & 2047 11th Street** Between:
Michigan Ave and Church St in a B4 Zone (General
Business District) – Council District #6

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: **Judith Sale** appeals the decision of the Buildings Safety Engineering and Environmental Department **(BSEED 184-17) which (Approved with Conditions) TO construct two, three story townhouse buildings (18 units) on a 17,967 square feet vacant site in a B4 zone** (General Business District). This case is appealed because Appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. **(Sections 61-4-72 Appeals and 61-3-231 General Approval Criteria).AP**

ACTION OF THE BOARD: Mr. Weed made a motion to Deny Adjournment Recommendation. No second for the motion. Motion fails.

Mr. Finn made a motion to adjourn case for the BSEED petitioner to be in attendance and defend his BSEED Approval to the Board.

Affirmative: Mr. Thomas, Finn,
Ms. Moore, Teague

Negative: Mr. Weed

ADJOURNED WITHOUT DATE AND WITHOUT FEE

9:45 a.m.

CASE NO.: 37-18 (aka BSEED 176-17)
APPLICANT: MICHAEL BEYDOUN
LOCATION: 20540 LAHSER RD. Between: Hessel Ave and W. Eight Mile Rd. in a B4 Zone (General Business District). – Council District #1

LEGAL DESCRIPTION OF PROPERTY: E. Lahser W 162 Ft 109, 110 & 111 W 262 FT 112 thru 115 John F Ivory Subdivision (Liber 80, Page 51 & 52 Plats W.C.R. 22/812 323.35 irregular

PROPOSAL: Michael Beydoun requests a variance of spacing and locational regulation TO establish a Secondhand Store in an 11,203 square foot unit of an existing 36,570 square foot building in a B4 Zone (General Business District). This case is appealed because the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code in accordance with the procedures in Sec. 61-12-95 of this Code and after a public hearing, a variance may be granted by the Board of Zoning Appeals based on the approval criteria of Sec. 61-4-81 of this Code. Also, there are two (2) other Regulated Uses within 1,000 radial feet of the subject property. A Cabaret located at 21633 W. 8 Mile Rd. Friends Cocktail Lounge 120 feet away and a Second hand Store located at 21745 W. Eight Mile Rd. i-Pawn 98 feet away. (Sections 61-12-87 SPC (Spacing), 61-12-94 Regulated Uses – Spacing, 61-12-95(1-4) Waiver of General Spacing Requirements, 61-4-81 Approval Criteria, and 61-3-271(1-5) Waiver of Spacing Requirement from Other Regulated Uses). AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant a variance of spacing and locational regulation TO establish a Secondhand Store in an 11,203 square foot unit of an existing 36,570 square foot building in a B4 Zone (General Business District). Support by Ms. Moore.

Affirmative: Mr. Thomas, Finn, Weed
 Ms. Moore, Teague

Negative: Mr. Weed

LOCATIONAL VARIANCE GRANTED

10:15 a.m.

CASE NO.: 38-18 (BSEED 110-17)

APPLICANT: KAREEM BEYDOUN

LOCATION: 13640 PLYMOUTH RD. Between: Schaefer Hwy and Shirley Ave in a M4 Zone (Intensive Industrial District). – Council District #7

LEGAL DESCRIPTION OF PROPERTY: N PLYMOUTH 414&413 PAVEDWAY SUB L51 P6 PLATS, W C R 22/582 40 X 100

PROPOSAL: Kareem Beydoun requests a variance of spacing regulation TO establish a Used Auto Sales use and Minor Motor Vehicle Repair Facility in an existing 1800 square foot building approved under BSEED Grant 110-17 in a M4 zone (Intensive Industrial District). This case is appealed because after a public hearing, a variance may be granted by the Board of Zoning Appeals based on the approval criteria of Sec. 61-4-81 of this Code in the instances to modify any use regulation that is specified in ARTICLE XII.DIVISION 2 of this Chapter. Also, there are currently three (3) Motor Vehicle Sales Lots within 1,000 radial feet of the subject property. (Sections 61-4-92(1) Other Variances, Variance of Use Regulation, 61-12-91 Retail, Service and Commercial uses, Spacing, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant Spacing Regulation to **establish a Used Auto Sales use and Minor Motor Vehicle Repair Facility in an existing 1800 square foot building approved under BSEED Grant 110-17** in a M4 zone (Intensive Industrial District). Support by Mr. Thomas.

Affirmative: Mr. Weed, Thomas

Negative: Mr. Finn
Ms. Moore, Teague

SPACING VARIANCE DENIED

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER
NOTICE.**

There being no further business to be transacted, Board Member Teague motioned that the meeting be adjourned. Board Member Finn seconded this motion which was unanimously carried and the meeting adjourned at 11:50 A.M.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON
DIRECTOR

JWR/atp