

## 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

**Debra Walker**

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**  
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### MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **OCTOBER 15, 2019** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

#### BOARD MEMBERS PRESENT:

- (1) Robert G. Weed, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Vivian Teague, Board Member
- (4) Kwame Finn, Board Member
- (5) Debra Walker, Board Member
- (6) Jacqueline Grant, Board Member
- (7) Elois Moore, Board Member

#### BOARD MEMBERS ABSENT:

#### MINUTES:

Board Member Grant made a motion to approve the minutes October 8, 2019 with any corrections.

Affirmative: Mr. Weed, Thomas  
Ms. Moore, Grant, Walker, Teague  
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.: 62-19 (aka BSEED SLU2019-00040)**

**APPLICANT: HAMZAH YAHYA**

**LOCATION: 7410, 7414, 7418, 7422, 7432, 7438 & 7446 W. Warren between Prairie and American in a B4 zone (General Business District)-City Council District #6**

**LEGAL DESCRIPTION OF PROPERTY:** N WARREN 538 DOVERCOURT PARK SUB L34 P89 PLATS, W C R 18/371 21 X 100; N WARREN 540 DOVERCOURT PARK SUB L34 P89 PLATS, W C R 18/371 21 X 100; N WARREN 542&541 DOVERCOURT PARK SUB L34 P89 PLATS, W C R 18/371 42 X 100; N WARREN 543 DOVERCOURT PARK SUB L34 P89 PLATS, W C R 18/371 21 X 100; N WARREN 544 DOVERCOURT PARK SUB L34 P89 PLATS, W C R 18/371 21 X 100; N WARREN 546&545 DOVERCOURT PARK SUB L34 P89 PLATS, W C R 18/371 44.5 X 100

**PROPOSAL:** Hamzah Yahya appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00040) which DENIED the construction of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in a new 3,200 square foot building in a B4 zone (General Business 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. Also, there is one (1) legally established Used Auto Sales Lot within 1,000 feet of the proposed Used Auto Sales Lot located at 7312-5- Central – 679 feet away, that must be addressed at an additional hearing if the Board choses grant this request for the use and reverse the Building Department’s decision. (Sections 50-3-281 General Approval Criteria). AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Uphold BSEED Denial of the construction of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in a new 3,200 square foot building in a B4 zone (General Business District). Seconded by Ms. Grant

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

Negative:

**BSEED DENIAL UPHELD, USE DENIED**

10:00 a.m. **CASE NO.:** 63-19 (aka BSEED SLU2019-00043)

**APPLICANT:** KAMDAN ALHUSANINI

**LOCATION:** 7041, 7047, 7051, 7101, 7111 W. Warren between Proctor and Weatherby in a B4 zone (General Business District).- City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** S WARREN 64&63 E 10 FT 62 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 70 X 102.56; S WARREN W 20 FT 62 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 20 X 102.55; S WARREN 61 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 30 X 102.54; S WARREN 60&59 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.53; S WARREN 58&57 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.52

**PROPOSAL:** Kamdan Alhusanini appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00043) which DENIED the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 5,600 square foot building in a B4 zone (General Business 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. Also, there is one (1) legally established Used Auto Sales Lot within 1,000 feet of the proposed Used Auto Sales Lot located at 6734 W. Warren – 800 feet away, that must be addressed at an additional hearing if the Board chooses grant this request for the use and reverse the Building Department’s decision. (Sections 50-3-281 General Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Reverse the BSEED Denial for the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 5,600 square foot building in a B4 zone (General Business District). Seconded by Ms. Grant

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

Negative:

**BSEED DENIAL REVERSED, USE GRANTED**

**10:45 a.m. CASE NO.:** 97-17-Adjourned from May 29, 2018

**APPLICANT:** BODYWERKS, INC. / CHRISTOPHER KRASUSKY

**LOCATION:** 18700 Fitzpatrick St Between: Warwick St and Brace St in a M2 Zone (Restricted Industrial District) City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** N-E FITZPATRICK  
583&584 AND VAC ALLEY N & ADJ EMERSON  
PARK SUB L55 P45 PLATS, W C R 22/322 110 X 70

**PURPOSAL:** Bodywerks, Inc. /Christopher Krasusky appealing to seek relief from regulations in this zoning ordinance on the basis that the denial of the application TO establish a Used Auto Dealer, Parts, Wrecking & Dismantling [Salvage] Use on a 18,687 sq. ft. lot in a 7,307 sq. ft. bldg., has deprived the applicant of all reasonable use of his or her property in a B4 zone (General Business District). For purposes of this Zoning Ordinance, a hardship shall be defined as a denial of all reasonable economic use of the property. Upon a finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City of Detroit may provide the petitioner with relief from applicable zoning regulations in a M2 zone (Restricted Industrial District).

**ACTION OF THE BOARD:** Mr. Weed made a motion to Grant Hardship Relief Petition. Seconded by Mr. Finn

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

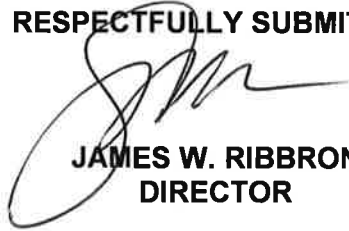
Negative:

**HARDSHIP RELIEF GRANTED**

**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 Grant seconded this motion which was unanimously carried and the meeting adjourned at 12:35 P.M.

**RESPECTFULLY SUBMITTED**



**JAMES W. RIBBRON  
DIRECTOR**

**JWR/atp**

