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REGULAR MEETING OF OCTOBER 9, 2018
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 MINUTES: September 25, 2018**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 44-18 (aka BSEED 181-17)

APPLICANT: YAHYA HAMMOUD

LOCATION: 5564 Woodward Ave Between: Palmer St and Ferry St in a B4 Zone (General Business District) – Council District #7

LEGAL DESCRIPTION OF PROPERTY: N 44.43 FT OF W 110 FT FRT BG N 43.92 FT OF W 110 FT REAR 1 W 110 FT 2 HUNT & LEGETTS L10 P40 PLATS, W.C.R. (PIN 01004239)

PROPOSAL: Yahya Hammoud seeks to construct a 972 square foot addition to an existing 5,029 square foot Motor Vehicle Filling Station with an existing Carry-Out Restaurant DENIED by BSEED (181-17) 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; petitioner proposes to ADD another carry-out restaurant to the existing Domino’s Pizza; and 36 off-street parking spaces are required, 26 proposed; the site is located in Traditional Main Street Overlay District, as the new building is not located on the property lot line – O (zero) line setback; therefore if the denial of the use is overturned, variances will be required. NOTE: If the denial is overturned an additional fee is required to HEAR the variances and an additional FEE will be required. Should the petitioner want both APPEALS heard on the same day the additional FEE must be paid; and if the denial is upheld the additional fee will not be refunded. The petitioner may elect to hear the cases separate therefore the additional fee would not be assessed until the denial is decided. (Sections Setbacks 61-4-92 Other Variances, 61-3-231 Approve Criteria – Conditional Land Use (If Approved then 61-4-81 Approval Criteria to approve or deny the variances).AP

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

9:45 a.m.

CASE NO.: 23-18 – ADJOURNED FROM JULY 10, 2018

APPLICANT: HASON WHITE

LOCATION: 2411 W Eight Mile Rd. Between: Woodward Ave and Queenston Pl in a R2 Zone (Medium Density Residential District). – Council District #2

LEGAL DESCRIPTION OF PROPERTY: S W EIGHT MILE RD 599 THRU 578 WOODWARD SUB L48 P89 PLATS, W C R 2/155 440 X 100

PROPOSAL: Hason White request to overcome a Presumption of Abandonment to re-establish a Restaurant (permit #74202 December 28, 1980 & BZA 442-77) by proposing a Carry-Out Restaurant on a 44,000 square foot lot in a 9,000square foot building in an R2 zone (Medium Density Residential District). This case is appealed because the Board of Zoning Appeals shall have the authority to hold hearings and render decisions with respect to nonconforming uses, buildings, and structures. Sec. 61-15-21. Loss of nonconformity status; abandonment. Once abandoned, a nonconforming use shall not be re-established or resumed, except in accordance with the provisions of Sec. 61-15-18 of this Code. Any subsequent use or occupancy of the structure or open land must comply with the regulations of the district where it is located and all other applicable requirements of this Zoning Ordinance; Overcoming Presumption of Abandonment. A presumption of abandonment based on the evidence of abandonment, as provided for in Subsection (2) of this section, may be rebutted upon a showing of all of the following, to the satisfaction of the Board of Zoning Appeals, that the owner: this restaurant has been vacant since 2013 and the business license has not been renewed since 2011, It is the opinion of this department [Buildings, Safety Engineering and Environmental Department], that Asian Corned Beef must re-establish the restaurant. (Sections 61-15-7 Board of Zoning Appeals, 61-15-21 Loss of nonconformity status; abandonment and Approval criteria 61-15-18(3) Eligibility for re-establishment).AP

10:15 a.m.

CASE NO.: 42-18 (aka BSEED 182-17)

APPLICANT: PAUL SZLAGA / CORKTOWN BREWING COMPANY, LLC

LOCATION: 1087 Beaufait St Between: St. Paul St and E. Lafayette Blvd in a M4 Zone (Intensive Industrial District). – Council District #5

LEGAL DESCRIPTION OF PROPERTY: W BEAUFAIT LOTS F THRU H HIRAM RE-SUB L11 P54 PLATS, W C R 15/142 90 X 154.6

PROPOSAL: Paul Szlaga request to establish a Microbrewery with consumption on the premises in a 9,295 square foot building; one story masonry with a flat roof, approved with conditions by BSEED (BSEED 182-17) in an M4 zone (Intensive Industrial District). 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 where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; Location or Amount of Off-Street Parking. For a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; 24 (twenty-four) parking spaces are required, a parking credit can be given for 4 (four) parking spaces, 20 spaces are required; 0 spaces provided. NOTE: The applicant was informed that the land directly across from the proposed site on the east side MAY be available to use upon approval from the Assessor’s Office under “Award 24”; as of September 5, 2018 the BZA has no confirmation of this approval nor confirmation of “Award 24”. Therefore a variance for the 20 parking spaces is needed. (Sections 61-4-92(1) Permitted dimensional variances; Location or Amount of Off-Street Parking and 61-4-81 Approval Criteria).AP

12:00 p.m. – 12:30 p.m. **BOARD LUNCH BREAK**

12:30 p.m. **CASE NO.:** 85-17 (aka BSEED 218-16)
APPLICANT: MEDICAL HERBAL ESSENCE INC.
LOCATION: 18448 Morang Dr. (aka 18450 Morang Dr) Between: Glenwood St and Park Grove St in a B4 Zone (General Business District). – Council District #4

LEGAL DESCRIPTION OF PROPERTY: E MORANG 34 TERNES SEVEN MILE DR SUB L56 P85 PLATS, W C R 21/876 26.72 IRREG

PROPOSAL: Medical Herbal Essence Inc., requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing two-story 2,703 square foot building which was APPROVED conditionally in (BSEED 218-16) in a B4 zone (General Business District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by another medical marihuana caregiver center. The proposed use is within 1,000 radial feet of one (1) Controlled Use located at 18077 Kelly (In N' Out) – 430 feet away, and two (2) Religious Institutions located at 18341 Morang (Presbytery of Detroit) – 134 feet away and located at 17220 Kelly (Charity Ev Lutheran Church) – 752 feet away. Also, 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. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

1:30 p.m. **CASE NO.:** 86-17 (aka BSEED 217-16)
APPLICANT: THE GREEN ROOM
LOCATION: 3841 W. Eight Mile Rd (aka 3845 W Eight Mile Rd) Between: Gardendale St and Picadilly Rd in a B4 Zone (General Business District). – Council District #2

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE RD W W 5 FT 146 145 & 144WOODLAWN SUB L29 P54 PLATS, WCR 2/142 65 X 100

PROPOSAL: The Green Room appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 217-16) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) in an existing one-story 2,530-square foot building in a B4 zone (General Business District). This case is appealed 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. Also, no Conditional Use shall be approved by the Buildings and Safety Engineering Department, or the Board of Zoning Appeals on appeal, unless each of the general findings of Section 61-3-231 are made. (Sections 61-4-71 Jurisdiction Over Appeals of Administrative Decisions and 61-3-231 General Approval Criteria).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
 Next Hearing Date: October 16, 2018
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**