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**JAMES W. RIBBRON**

Director

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**REGULAR MEETING OF  
FEBRUARY 26, 2019  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR**

**DOCKET**

**I. OPENING:**

- A. CALL TO ORDER.....9:00 A.M.**
- B. ROLL CALL.....**

**II. PROCEDURAL MATTERS**

**III. MINUTES:**

- A. APPROVAL OF MINUTES: FEBRUARY 19, 2019**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 71-18**

**APPLICANT: BRIAN HURTTIENNE**

**LOCATION: 8229 John R between Mt. Vernon and Marston in an R3 zone (Low Density Residential District) – Council District # 5**

**LEGAL DESCRIPTION OF PROPERTY: S MT VERNON S 20.75 FT OF 14 S 20.75 FT OF E 10.35 FT OF 13KOCHS SUB L8 P14 PLATS, WCR 1/108 45 X 20.75 COMBINED ON 12/21/2018 WITH 01002377.003, 01002377.001, 01002377.002, 01002377.004 INTO 01002377-0**

**PROPOSAL: Brian Hurttienne request to construct a three (3) single unit townhouses (By-Right) on a 3,100 square foot site in an R3 zone (Low Density Residential District). 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; Minimum lot size: 7,000 feet required – 4,840 proposed, Deficient lot area and Side set back: 7’ feet 9” inches required – 5’ feet 6” inches proposed, deficient side yard. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, Sec. 61-8-65. Intensity and dimensional standards, Sec. 61-8-40. Conditional residential uses, Sec. 61-12-126. Town houses and 61-4-81 Approval Criteria.**

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

10:00 a.m.

**CASE NO.:** 18-19  
**APPLICANT:** SOUTHWEST DETROIT BUSINESS ASSOCIATION  
**LOCATION:** 4000-4060 W. Vernor between Hubbard St and Palms St in a B4 zone (General Business District) – Council District # 6

**LEGAL DESCRIPTION OF PROPERTY:** N VERNOR 1 LOUIS SUB L93 P10&11 PLATS, W C R 14/219 56.20 X 87; N VERNOR 2 LOUIS SUB L93 P10&11 PLATS, W C R 14/219 27.90 X 87; N VERNOR HWAY E 18 FT 3 2 DANIEL SCOTTENS SUB L9 P11 PLATS, W C R 14/37 40 X 100; N VERNOR HWAY E 20 FT 4 W 4 FT 3 DANIEL SCOTTENS SUB L9 P11 PLATS, W C R 14/37 24 X 100; N VERNOR HWAY 5 W 2 FT 4 DANIEL SCOTTENS SUB L9 P11 PLATS, W C R 14/37 24 X 100

**PROPOSAL:** Southwest Detroit Business Association request to construct a Mixed Use Commercial/Multifamily (40 units) in a Traditional Main Street Overlay District (TMSO) (By-Right) (Approved w/conditions in BSEED PLN-6490) on a 13,549 square foot site in an B4 zone (General Business District). 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; Height: 35 feet required – 45 feet proposed, 10 feet excessive; Loading Zone: 2 loading zones required – 1 loading zone proposed, 1 loading deficient; Interior Landscaping: 702 square feet of interior landscaping required, zero provided and parking: 59 spaces required – 39 spaces provided, 20 spaces deficient.. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, Sec. 61-13-13. Intensity and dimensional standards, Sec. 61-8-40. Conditional residential uses and 61-4-81 Approval Criteria.

10:45 a.m.

**CASE NO.:** 70-18  
**APPLICANT:** ALI NASSAR  
**LOCATION:** 7901 & 7931 Michigan between Lumley and Springwells in a B4 zone (General Business District) City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** S MICHIGAN 2&1 EXC MICHIGAN AVE A WD BESSENGER & MOORES WESTERN ADD L27 P50 PLATS, W C R 20/226 1 THRU 3 EXC MICHIGAN AVE AS WD BLK 2--LUMLEYS SUB L21 P33 PLATS, W C R 20/227 180.64 IRREG

**PROPOSAL:** Ali Nassar request to (re)-establish a Motor Vehicle Filling Station (est. May 22, 1984 Permit #17278)(currently not in operation) on a 14,724 square foot lot with accessory 557 square foot Carry-Out Restaurant in a B4 zone (General Business District). Except when an administrative adjustment may be granted, the Board of Zoning Appeals may modify any use regulation or developmental standard specified in Article XII and may grant dimensional variances based on the approval criteria of section 61-4-81 of this Code. Also, 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 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.; lot width/lot area exceeds six hundred square feet in gross floor area; 22 (twenty-two) off-street parking spaces required – 15 proposed. (Sections 61-4-92 Other Variances, Variance of Use Regulation and Development Standard, 61-4-89(1) Variances, In General and 61-4-81 Approval Criteria).

11:30 a.m.

**CASE NO.:** 3-19**APPLICANT:** JOHN ROLWING C/O BRODER & SACHSE**LOCATION:** 1100 St. Aubin between E. Lafayette and Pembridge Place in an R6 zone (High-Density Residential District) Council District #5**LEGAL DESCRIPTION OF PROPERTY:** E ST AUBIN 12 ELMWOOD PARK URBAN RENEWAL PLAT NO 1 L89 P47-9 PLATS, W C R 9/210 174,578 SQ FT SPLIT ON 09/28/2018 INTO 09004424.001

**PROPOSAL:** Jon Rolwing c/o Broder & Sachse request variances to develop eighty-one (81) Townhouse Condominiums and approximately 180 multiple-family dwellings on a 138,259 Square foot lot in an R6 zone (High-Density Residential). 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. Town houses shall be subject to the following provisions: minimum front setback is 20 feet - one (1) unit is 10 feet; a twenty (20) foot side setback is required – 11 feet is proposed; loading area not indicated on Site Plan. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, Sec. 61-8-65. Intensity and dimensional standards, Sec. 61-12-126. Town houses. Sec. 61-13-106. Town houses, 61-13-4. Intensity and dimensional standards - Townhouses and 61-4-81 Approval Criteria) AP

**VII. PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: March 5, 2019

**VIII. ADVISEMENTS / OLD BUSINESS****IX. MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at [\(313\) 224-4950](tel:3132244950), through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.