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**REGULAR MEETING OF
FEBRUARY 19, 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 12, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 66-18

APPLICANT: Elm Brother’s CDC

LOCATION: 4800 Elmhurst between Yellowstone and Cascade in a R3 zone (Low-Density Multi-Family District) City Council District #7

LEGAL DESCRIPTION OF PROPERTY: N ELMHURST 117 THRU 122 ROBERT OAKMANS GALVIN PK SUB L35 P46 PLATS, W C R 14/193 120 X 110

PROPOSAL: Elm Brother’s CDC request permission to change the use of the entire existing approved non-conforming site from a Factory which was established in (BSEED Permit# 73204 issued 11-7-1980) to a non-conforming (Trade School & Used Auto Sales) located on a site approximately 24,864 square feet lot containing a one story structure totaling approximately 13,764 square feet in a R3 zone (Low-Density Multi-Family District). A non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 61-2-46 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use; also masonry wall required – currently metal wall, display spaces are not indicated on the site plans and dumpster is not indicated on the site plan.. (Sections 61-15-20 Change of Use to Other Nonconforming Use.).AP

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

10:00 a.m.

CASE NO.: 67-18
APPLICANT: JAMES PAPPAS
LOCATION: 13300 Syracuse St (aka 13291 Mound) between Rupert and Luce in a R5 (Medium-Density Residential District) City Council District #3

LEGAL DESCRIPTION OF PROPERTY: W MOUND 55 THRU 60 AND ALL VAC ALLEY ADJ-20' 147 THRU 156 AND ALL VAC ALLEY ADJ-18' A MEYERS & SON NO 1 L56 P84 PLATS, W C R 13/317 ALSO N 233.85 FT OF THAT PART OF SE 1/4 OF NE 1/4 SEC 17 T1S R12E LYG S OF AND ADJ LUCE AVE BTWN SYRACUSE AVE & A MEYERS & SON SUB# 1 13/--- 123.2 IRREG

PROPOSAL: James Pappas requests dimensional variances TO construct a (BY-RIGHT) Multi-family, dwelling containing 19 Affordable Housing Units (A-1 Bedrooms) on a 19,296 square foot lot in a 10,624 square building in a R5 (Medium-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 for a variance of parking and recreational space provided: That the open space needs of the potential occupants are adequately served; and that said facility complies with all appropriate federal and state statutes, Wayne County Code of Ordinances, this Code and their accompanying regulations that control or regulate such use, including all applicable standards of this Zoning Ordinance; Parking spaces required 24 – spaces provided 2 and recreational space ratios for R5 0.085 – no indication on site plan. (Sections 61-4-91. Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria).

10:45 a.m.

CASE NO.: 69-18 (a.k.a BSEED 49-18)
APPLICANT: Bilal Mheissn
LOCATION: 2300 Central Ave. between Vernor Hwy. and Pitt St in a B4 zone (General Business District) City Council District #6

LEGAL DESCRIPTION OF PROPERTY: N VERNOR HWY W W 120 FT 66&65 EXC ALLEY AS DEEDED SUB OF LOT 6 PC 60 L3 P6 PLATS, W C R 18/202 120 X 100

PROPOSAL: Bilal Mheissn requests a parking variance and several variances related to TMSO (Traditional Main Street Overlay) TO expand a 1,865 square foot Motor Vehicle Filing Station by adding a 2,091 square foot addition, in a Traditional Main Street Overlay District (TMSO) which was Approved/w Conditions in (BSEED 49-18) in a B4 zone (General Business 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 and 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. This site is located within the Vernor/Springwells TMSO District: a. 60% transparent doors or windows on the street level façade, b. right of way screening, c. alley vacation (DPW), d. landscaping, e. permits for signage, f. remove excessive signage, g. off-site spillover of light and nightglow minimized, h. no stick-up LED lights or rope style lights, i. avoid use of high intensity colors, j. off street drainage shall be provided, k. wheel stops shall be provided, no debris, m. provide trash receptacles. Also deficient Parking- 20 (twenty) parking spaces are required: 6 parking spaces are proposed – 14 spaces deficient. (Sections 61-4-91(1) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking, Sec. 61-12-183 Motor vehicle filling stations; Sec. 61-12-200. Motor vehicle filling stations; screening and landscaping and 61-4-81 Approval Criteria).

- VII. PUBLIC COMMENT / NEW BUSINESS
Next Hearing Date: February 26, 2019
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED