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**JAMES W. RIBBRON**

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**REGULAR MEETING OF  
MAY 7, 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: APRIL 23, 2019**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 16-19 (aka BSEED 68-18)**  
**APPLICANT: MOUNIF SIKLAWL**  
**LOCATION: 18900 Woodward between W. Hollywood and W. Brentwood in a B4 Zone (General Business District)-City Council District #2**

**LEGAL DESCRIPTION OF PROPERTY: E WOODWARD 166 165 WOODWARD PARK L28 P37 PLATS, W C R 1/175 78.94 X 120**

**PROPOSAL: Mounif Siklawl requests variances to construct a 1,138 sq. ft. addition to an existing 1,680 sq. ft. building housing a Motor Vehicle Washing and Steam Cleaning Facility which was Approved/conditions in (BSEED 68-18) 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 Modifications of ten percent (10%) or less of any numeric standard that is set forth in ARTICLE XIII of this Chapter or any numeric development standard that is set forth in ARTICLE XIV of this Chapter; a) insufficient stacking space (20 ft. required – 0 provided: 20 ft. deficient), b) distance of motor vehicle washing areas from residentially zoned district (25 ft. required – 18 ft. provided: 7 ft. deficient). (Sections 61-4-91(1) Permitted Dimensional Variances, Sec. 61-4-82 Administrative adjustments; applicability. and 61-4-81 Approval Criteria).AP**

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

10:00 a.m. **CASE NO.:** 17-19 (aka BSEED 191-18)  
**APPLICANT:** NEW EXECUTIVE TOWING C/O AARON SMITH  
**LOCATION:** 6445 E. Hildale between Filer Ave. and Sherwood St in a M4 Zone (Intensive Industrial District) City Council District #3  
**LEGAL DESCRIPTION OF PROPERTY:** N E HILDALE PT OF NW 1/4 SEC 9 T 1 S R 12 E DESC AS BEG AT A PTE IN N LINE HILDALE AVE 60 FT WD DIST DUE E 74 FT FROM INTSEC E LINE LIVINGSTONE HEIGHTS SUB L35 P60 PLATS W C R TH N 02D 13M 42S W 104.48 FT TH N 00D 46M 31S W 70.50 FT TH N 89D 13M 29S E 25 FTTH N 06D 17M 48S E 88.90 FT TH N 00D 10M 34S W 65.30 FT TH DUE E 108.19 FT TO W LINE M C RR R O W 50 FT WD TH S 00D 53M E ALG SD W LINE 268.86 FT TH S 03D 24M 16S W60.11 FT TO N LINE SD HILDALE AVETH DUE W ALG SD N LINE 138.30 FT TO P O B 15/--- 42,081 SQ FT  
**PROPOSAL:** New Executive Towing/c/o Aaron Smith request a waiver of developmental standards and use regulations to MODIFY a previous BSEED Grant (BSEED 191-18) which legalized a Police “A-BAN” Towing and Vehicle Storage Yard in an M4 zone (INTENSIVE INDUSTRIAL DISTRICT). This case is appealed because no modification of any provision of any zoning grant, that is issued by the Buildings and Safety Engineering Department or the Board of Zoning Appeals, shall be permitted, unless such modification shall have been approved subsequent to a public hearing 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 in the instance of modifying any development standard in ARTICLE XIV and ARTICLE II, Subdivision C of this Chapter; condition #19 of BSEED Grant, (BSEED 191-18) states, opaque masonry wall 10 ft. in height on proper footings shall be erected along the petitioner of the subject property – a metal wall is proposed along the southern portion of the property on Hildale. (Sections 61-4-92(1&2) Other Variances, Variance of Use Regulations and Variance of Development Standards and 61-4-81 Approval Criteria).AP

10:45 a.m. **CASE NO.:** 94-17 (aka BSEED 145-16) – Rehearing Granted February 12, 2019  
**APPLICANT:** MANAR ABBO / PLYBURT, LLC.  
**LOCATION:** 13624 E. EIGHT MILE RD. between Schoenherr st and Reno st in a B4 zone (General Business District)-City Council District #3  
**LEGAL DESCRIPTION OF PROPERTY:** S EIGHT MILE E 297 THRU 300 EXC EIGHT MILE RD AS WD HUNDS REGENT PARK SUB L55 P8 PLATS, W C R 21/898 80 X 58  
**PROPOSAL:** Manar Abbo / Plyburt, LLC. requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,434 square foot building, which was APPROVED conditionally in (BSEED 145-16) 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 a Controlled Use (other than arcade). The proposed use is within 1,000 radial feet of one Controlled Use, (Rainbow Market) located at 13510 E. Eight Mile Rd. – 357.7’ 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

11:30 a.m. **CASE NO.:** 49-18 (aka BSEED 88-17) – Adjourned by BZA

**APPLICANT:** A & Z 13510, LLCC

**LOCATION:** 13510 E. Eight mile rd. between Pelkey and Schoenherr in a B4 zone (General Business District)-City Council District #3

**LEGAL DESCRIPTION OF PROPERTY:** S--E EIGHT MILE RD 19 THRU 14 EXC EIGHT MILE RD AS WD SCHOENHERR MANOR SUB L54 P98 PLATS, W C R 21/885 120 X 58.62A 58.78 R 58.47

**PROPOSAL:** A&Z 13510, LLCC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing one-story, 2,226 square foot building which was APPROVED w/Conditions in (BSEED 88-17) 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 a Controlled Use or a Religious Institution. The proposed use is within 1,000 radial feet of two (2) Controlled Uses; Forest Wolf aka Puff Detroit located at 388’ feet away – 632’ feet away and Plyburt, LLC located at 13624 E. Eight Mile – 356’ 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

- VII. **PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: May 14, 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.