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JAMES W. RIBBRON

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**REGULAR MEETING OF
OCTOBER 1, 2019
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 24, 2019**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 57-19

APPLICANT: BORA GULARI

LOCATION: 14520 Harbor Island between Alter Rd and Lakewood in a R1 zone (Single-Family Residential District)-City Council District #4

LEGAL DESCRIPTION OF PROPERTY: S HARBOR ISLAND 36 E 26 FT 35 MOTOR BOAT SUB L28 P31 PLATS, W C R 21/298 56 X 120

PROPOSAL: Bora Gulari request permission to rebuild accessory structure (boathouse/garage) in a R1 Zone (Single-Family Residential 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. Per Section 61-13-128 - Accessory buildings or structures in rear setback; setbacks from principal buildings. No detached accessory building(s) or structure(s) in an R1 or R2 District shall occupy more than fifty percent (50%) of the area of the required rear setback area; the proposed Boathouse exceeds the maximum lot coverage allowed. (Sections 61-13-2 R1 Intensity and Dimensional Standards, 61-13-128 - Accessory buildings or structures in rear setback, 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria).AP

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

9:30 a.m.

CASE NO.: 71-19

APPLICANT: BORA GULARI

LOCATION: 14600 Harbor Island between Alter Rd and Lakewood in a R1 zone (Single-Family Residential District)-City Council District #4

LEGAL DESCRIPTION OF PROPERTY: S HARBOR ISLAND 48 E 20 FT 47 MOTOR BOAT SUB L28 P31 PLATS, W C R 21/298 75 X 120

PROPOSAL: Bora Gulari request dimensional variance to demolish an existing boathouse and replace it with a residential unit which will have three boat slips underneath the residence on 2,734 square foot lot in an R1 zone (Single-Family Residential 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. Per Section 61-13-2 – a thirty foot (30') rear setback is require for a single-family dwelling with an R1 Zoning District – 13 feet is provided the proposed setback is 17 feet deficient. (Sections 61-13-2 R1 Intensity and Dimensional Standards, Sec. 61-13-105 Single-family dwellings 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria).AP

9:45 a.m.

CASE NO.: 40-19 (aka BSEED 75-18)

APPLICANT: ISLAND VIEW PROPERTIES

LOCATION: 173 E. Grand Blvd. between E Lafayette and Jefferson Ave. in a R5 Zone (Medium Density Residential District) City Council District #5

LEGAL DESCRIPTION OF PROPERTY: W E GRAND BLVD S 25 FT 9 N 35 FT 10 LOTHROPS SUB L8 P76 PLATS, W C R 15/20 60 X 146.30

PURPOSAL: Island View Properties, LLC request to convert an existing 2 ½ story, 3,454 square foot single-family dwelling into an Art Gallery approved in Buildings Safety Environmental Department Case No. 75-18 in an R5 Zone (Medium Density Residential 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 for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements: deficient parking – 35 spaces required; 0 (zero) provided and loading zone – 12x35 required; none provided. (Sections 61-4-92(1,2&3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard and 61-4-81 Approval Criteria).AP

10:15 a.m. CASE NO.: 56-19 – (aka BSEED 22-11)

APPLICANT: SIMEN SAVAYA

LOCATION: 10 thru 36 W McNichols Rd between Woodward and John R in a B4 Zone (General Business District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: N-W MCNICHOLS E 20 FT 343, 344 THRU 350 PALMER PARK SUB L13 P88 PLATS, WCR 1/64 230 X 120

PROPOSAL: Simon Savaya requests a Modification of Conditions for a legalized the expansion of a Major Motor Vehicle Repair Facility (no bumping & painting) in a 4, 140 S. F. building approved in BSEED Case #21-11 (November 9, 2011) 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 for a variance from the required General Dimensional Standards 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; request to waive condition 22 – related to landscaping and condition 23 – related to wrought iron fencing. (Sections 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards and 61-4-81 Approval Criteria.)AP

10:45 a.m. CASE NO.: 55-19 – (aka BSEED 52-18)

APPLICANT: NAJAH N. HERMIZ

LOCATION: 24241 Grand River (aka 24207-37 Grand River) between Woodbine and Wormer in an B4 zone (General Business District)-City Council District #1

LEGAL DESCRIPTION OF PROPERTY: S GRAND RIVER 78 THRU 88 ASSESSORS KENMOOR RESUB L64 P72-3 PLATS, W C R 22/686 224.1 IRREG

PROPOSAL: Najah N. Hermiz requests a spacing variance to establish a Used Motor Vehicle Sales Lot in an existing 2,250 square foot building approved in BZA Case 21-19 that overturned the denial in (BSEED 52-18) in a B4 Zone (General Business District). This case is appealed because Used Motor Sales Lots cannot be established within 1,000’ of another Used Motor Vehicle Sales Lot. There is one existing used auto sales lot within 1,000 feet of this property: BSEED has identified Twin Used auto Sales Lot located at 24310 Grand River (250 feet away) as being a legally licensed used auto sales lot within 1000 feet of the proposed location. (Sections 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria). AP

VII. PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: October 8, 2019

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED