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Director

**City of Detroit
Board of Zoning Appeals
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**REGULAR MEETING OF
OCTOBER 22, 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: October 15, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 67-19 (aka BSEED 34-18)

APPLICANT: THOMAS M. O'BRIEN

LOCATION: 17405 Lahser & 17371 Redford between Redford and Willmarth in a B4 zone (General Business District)- City Council District #1

LEGAL DESCRIPTION OF PROPERTY: N REDFORD PT OF S E 1/4 SEC 9 T 1 S R 10 E DESC AS FOLS BEG AT A PTE IN WLY LINE OF REDFORD AVE 379.80 FT NLY ALG SD LINE FROM GRAND RIVER AVE TH N 67D 29M W 129.36 FT TH N 22D 36M E 147.18 FT TH S 67D 43M E 89.84 FT TH S 3D 07M E 90.94 FT TH S 22D 30M W 65.45 FT TO POB 22/--- 66.88 IRREG

PROPOSAL: Thomas M. O'Brien seeks relief of dimensional variances to establish a 6,347 square foot Rental Hall with a Commercial Kitchen on the first floor of an existing 20,202 square foot building 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; 61-14-221 – Right of Way Screening; for the commercial parking lot, a decorative wrought iron fence between thirty to thirty-six inches in height along with a five foot width landscaped buffer shall be installed between the parking lot and property line along Redford Street. (Sections 61-4-91 Permitted Dimensional Variances, Location, 61-4-92 Other Variances 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.:** 64-19 (aka BSEED SLU2019-00032)
APPLICANT: EFG HOLDINGS
LOCATION: 4100 W. Vernor between Palms and Scotten in a B4-H (General Business District-Historic)-City Council District #6
LEGAL DESCRIPTION OF PROPERTY: N VERNOR HWY 7&6 DANIEL SCOTTENS SUB OF LOTS 2,3 & 4 OF O L 11 L9 P11 PLATS, W C R 14/137 44 X 100

PROPOSAL: EFG Holdings, LLC appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00032) which DENIED the establishment of a Cabaret (Group B License) in an existing 3,955 square foot building in a B4-H zone (General Business District - Historic). 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; there are (4) four regulated uses within 1000ft of the subject property – Mexican Town Fiesta Center, 4114 W. Vernor: 25 feet away, Quiroz Welding Second Store, 4101 W. Vernor: 65 feet away, Dolex Second Hand Store, 3970 & 420 W. Vernor: 420 feet away and Class C Bar, 4426 W. Vernor: 896 feet away. (61-4-91 Permitted Dimensional Variances, General Dimensional Standards, 61-4-92 Other Variance, 61-3-52 (Spacing Requirements) and 61-3-231 Approval Criteria).AP

10:45 a.m. **CASE NO.:** 66-19 (aka BSEED SLU2019-00051)
APPLICANT: JIMMIE HENDERSON
LOCATION: 8911, 8885, 8877 & 8873 Grand River between Beverly and N. Weathersby in a B4 zone (General Business District).-City Council District #5
LEGAL DESCRIPTION OF PROPERTY: S GRAND RIVER 15 THRU 11 FREDERICK C MARTINDALE SUB L32 P19 PLATS, W C R 16/167 100 X 100; S GRAND RIVER 19&18 FREDERICK C MARTINDALE SUB L32 P19 PLATS, W C R 16/167 40 X 100; S GRAND RIVER 20 FREDERICK C MARTINDALE SUB L32 P19 PLATS, W C R 16/167 20 X 100

PURPOSAL: Jimmie Henderson appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00051) which DENIED the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 9,800 square foot building 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; Also, (24) twenty-four parking spaces are required for the repair and sales use, minus the show room area and storage area – (15) fifteen spaces are proposed: 9 spaces deficient (Sections 61-4-91. Permitted Dimensional Variances, General Dimensional Standards, 61-4-92. Other variances and 61-3-231 General Approval Criteria).AP

11:30 a.m. CASE NO.: 51-19- Adjourned from September 17, 2019

APPLICANT: MOHAMMED SHAMMOUT

LOCATION: 8700 Military between Linsdale and Joy Rd. in a M4 (Intensive Industrial District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E MILITARY ALL THAT PART OF P C 574 LYG E OF & ADJ MILITARY AVE N OF & ADJ LINDALE AVE BG 576.34 FT ON E LINE OF MILITARY AVE & 580.17 FT ON E LINE OF SD P C 574 16/-- 148,380 SQ FT

PURPOSAL: Mohammed Shammout appeals the decision of the Buildings Safety Engineering and Environmental Department's Special Land Use Review dated May 6, 2019 which DENIED and states; the subject property has been confirmed as being within 1000 radial feet of an Outdoor Recreation Center known as Sirotkin Park located at 8741 Epworth located approximately 438 radial feet in an M4 (Intensive Industrial 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. 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; the proposed MMGF site is located 438 feet from a "DRUG FREE ZONE" known as Outdoor Recreation Center known as Sirotkin Park located at 8741 Epworth. (Sections 61-4-71. Jurisdiction Over Appeals of Administrative Decisions, 61-3-355 (b) (1). Permitted districts for medical marijuana facilities; Conditional Uses, 61-3-353. Definitions; meaning of terms: Medical marijuana grower facility).

- VII. PUBLIC COMMENT / NEW BUSINESS
Next Hearing Date: October 29, 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, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.