

NEW BUSINESS

REFERRAL

10-29-19.

**INTERNAL  
OPERATIONS  
STANDING  
COMMITTEE**



**Mayor's Office**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1126  
Detroit, Michigan 48226

Phone 313•224•3400  
Fax 313•224•4128  
www.detroitmi.gov

October 25, 2019

The Honorable City Council  
City of Detroit  
Coleman A. Young Municipal Center  
Detroit, MI 48226

Re: Appointment to the Human Rights Commission

Dear Honorable City Council Members:

It gives me great pleasure to inform you that I have appointed, pursuant to your approval. The following individual to the Human Rights Commission.

<u>MEMBER</u>	<u>ADDRESS</u>	<u>TERM COMMENCES</u>	<u>TERM EXPIRES</u>
Louis Bailey	16215 Fenmore St. Detroit, MI 48235	Upon Confirmation	February, 19 2022

Regards,

Michael E. Duggan  
Mayor  
City of Detroit

CITY CLERK 2019 OCT 25 4:42:45



**Mayor's Office**

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Detroit, Michigan 48226

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October 25, 2019

BY ALL COUNCIL MEMBERS

RESOLVED, that the appointment by His Honor the Mayor, of the following individual to serve on the Human Rights Commission for the corresponding term of office indicated be and the same is hereby approved.

<u>MEMBER</u>	<u>ADDRESS</u>	<u>TERM COMMENCES</u>	<u>TERM EXPIRES</u>
Louis Bailey	16215 Fenmore St. Detroit, MI 48235	Upon Confirmation	February 19, 2022

Adopted as follows:

Yeas: \_\_\_\_\_  
\_\_\_\_\_

Nays: \_\_\_\_\_  
\_\_\_\_\_

WAIVER OF RECONSIDERATION

CITY CLERK 2019 OCT 25 PM 2:45

## **PROFESSIONAL EXPERIENCE**

### **Program Coordinator**

April 2017- Present

Disability Network Detroit Wayne County, Detroit, MI

- Lead training in the areas of professional development, self-advocacy, and financial management
- Developing, lead and participate in events that increase organizational brand awareness
- Identifying client concerns and/or needs and connect clients to available resources and services
- Presenting and interpret organizational services and programming to internal and external stakeholders
- Participating and lead outreach initiatives and capturing initiatives impacts.
- Developing, executing and managing new program and initiatives to service marginalized populations.
- Developing and maintaining relationships with community leaders, and local, state, and federal agencies

### **Finance Manager**

July 2017- Present

Savon Luxe, Detroit, MI

- Develop and lead annual operation plan, monthly forecasting and month-end reporting, working closely with the global digital & online growth partners and contractors
- Develop and present ad-hoc analysis to support business needs to leadership
- Develop and manage financial statements, P&L analysis, sales and/or activity reports, or other performance data to measure productivity or goal achievement or to identify areas needing cost reduction or process improvement.
- Communicate with stakeholders or investors to provide information and/or to raise capital.
- Network within international communities to attract, build and manage new and existing partnerships with vendors, businesses and influencers.

### **Contracted Law Clerk**

October 2014- March 2017

Law Clinic of Michigan, Detroit, MI

- Responsible for legal research, internal logistics, customer services, and client acquisitions and retentions
- Prepared bank deposits by verifying and balancing receipts, and taking cash and/or checks to the bank
- Calculated and prepared payments for utilities and insurance
- Obtained, verified and recorded financial transactions
- Recruited, trained and supervised interns
- Assisted head attorney with special projects.

### **College Aide Leader, Student Work Force Supervisor**

Summers, 2009-2010

Police Athletic League, Detroit, MI

- Supervised at-risk Detroit youth engaged in summer employment, utilizing and teaching conflict resolution, employment and life skills to accomplish program objectives.
- Completed time sheets showing employees' arrival and departure times
- Issued employee paychecks and statements of earnings and deductions.
- Prepared reports and documentation to comply with program objectives and requirements.

### **Student Clerk, Disability Resource Center**

November 2008 -May 2009

Eastern Michigan University, Ypsilanti, MI

- Assisted students with requests for accommodations due to disabilities.
- Identified issues of concern; explained available program options, resources and documentation responsibilities.
- Obtained and provided supporting documentation for requests; and scheduled eligible accommodations.

### **Student Leader Intern**

Summer 2008

Bank of America, Focus Hope, Detroit, MI

- Engaged in research and analysis of activities to strengthen community development.
- Managed and executed community activity projects that focused on providing safe recreational activities.
- Assisted with food bank distribution and eligibility verification efforts.

## **EDUCATION**

### **Robert Morris University, Chicago, IL**

Dual Master of Business Administration

Major: Human Resources Management and General Management

### **Eastern Michigan University, Ypsilanti, MI**

Bachelor of Science

Major: Hotel and Restaurant Management

Minor: Entrepreneurship



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October 25, 2019

Louis Bailey  
16215 Fenmore St.  
Detroit, MI 48235

Dear Mr. Bailey,

Congratulations on your recent appointment as the At-Large Representative to the Human Rights Commission. Pending City Council approval, your appointment will begin immediately and expire February 19, 2022.

Charity Dean, Director of Civil Rights, Inclusion and Opportunity, will contact you to arrange meeting schedules and provide you with pertinent board and membership information.

Thank you for your willingness to serve the citizens of Detroit. We look forward to working with you and expect great things from the Human Rights Commission.

Should you have any questions or need any additional information please contact Charity Dean by phone at (313) 224-9705 or by email at [deanc@detroitmi.gov](mailto:deanc@detroitmi.gov).

Regards,

Michael E. Duggan  
Mayor  
City of Detroit

cc: Alexis Wiley, Chief of Staff, Mayor's Office  
Elisa Malile, Deputy Chief of Staff, Mayor's Office  
Charity Dean, Director of Civil Rights, Inclusion and Opportunity

CITY CLERK 2019 OCT 26 10:00 AM



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF CONTRACTING & PROCUREMENT

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1008  
Detroit, MI 48226  
Phone: (313) 224-4600  
Fax: (313) 628-1160  
E-Mail: [purchasing@detroitmi.gov](mailto:purchasing@detroitmi.gov)

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OCTOBER 25, 2019

HONORABLE CITY COUNCIL:

CONTRACTS AND PURCHASE ORDERS SCHEDULED TO BE CONSIDERED AT THE FORMAL SESSION OF OCTOBER 29, 2019

### CITY COUNCIL

6002453      100% City Funding – To Provide Capital Improvements and Related Services for the Engineering and Construction Renovation of the City Council Office and Meeting Space on the 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center. – Contractor: Detroit Building Authority – Location: 1301 Third Street Suite 328, Detroit, MI 48226 – Contract Period: Upon City Council Approval through October 29, 2022 – Total Contract Amount: \$1,000,000.00.

CITY CLERK 2019 OCT 25 PM 1:19



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF CONTRACTING & PROCUREMENT

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1008  
Detroit, MI 48226  
Phone: (313) 224-4600  
Fax: (313) 628-1160  
E-Mail: purchasing@detroitmi.gov

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October 28, 2019

HONORABLE CITY COUNCIL:

**SPECIAL LETTER**

**DoIT**

6002454      100% City Funding – To Provide End Point Anti-Virus Computer Software and Support for the entire City of Detroit's network. This Software will Alert, Monitor, and Block Threats to our City's Employee Network. – Contractor: CDW Government, Inc. – Location: 120 S. Riverside, Chicago, IL 60616 – Contract Period: Upon City Council Approval through October 31, 2024 – Total Contract Amount: \$750,000.00.

The Office of Contracting and Procurement of the Chief Financial Officer's recommends contract(s) as outlined above.

The approval of your Honorable Body and a Waiver of Reconsideration are requested.

Respectfully submitted,

Boysie Jackson  
Chief Procurement Officer/Deputy CFO

BJ/AV

cc: Stephanie Washington – Mayor's Office



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF CONTRACTING & PROCUREMENT

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1008  
Detroit, MI 48226  
Phone: (313) 224-4600  
Fax: (313) 628-1160  
E-Mail: [purchasing@detroitmi.gov](mailto:purchasing@detroitmi.gov)

BY COUNCIL MEMBER: \_\_\_\_\_

RESOLVED, that Contract(s) #6002454, referred to in foregoing communication dated October 28, 2019.





CITY OF DETROIT  
LAW DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 500  
DETROIT, MICHIGAN 48226-3535  
(313) 224-4550 • TTY:711  
(313) 224-5505  
WWW.DETROITMI.GOV

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October 22, 2019

HONORABLE CITY COUNCIL

**RE: DON DOZE vs CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
FILE #: 11702 (CM)**

We have reviewed the above-captioned lawsuit, the facts and particulars of which are set forth in a confidential attorney-client privileged memorandum that is being separately hand delivered to each member of your Honorable Body. From this review, it is our considered opinion that a settlement in the amount of **ONE HUNDRED THOUSAND TWO HUNDRED EIGHTY-FOUR DOLLARS (\$100,284.00)** is in the best interests of the City of Detroit.

We, therefore, request authorization to settle this matter in the amount of **ONE HUNDRED THOUSAND TWO HUNDRED EIGHTY-FOUR DOLLARS (\$100,284.00)** and that your Honorable Body authorize and direct the Finance Director to issue a draft in that amount payable to **Don Doze and his attorney, Frank L. Partipilo**, to be delivered upon receipt of properly executed releases and order of dismissal in Workers Compensation Claim #11702, approved by the Law Department.

Respectfully submitted,

Charles Manion, Supervising  
Assistant Corporation Counsel

CM/gs

Attachment(s)

cc: Budget Department

APPROVED: **OCT 24 2019**

CHARLES RAIMI  
Deputy Corporation Counsel

CITY CLERK 2019 OCT 25 4:40:26

**RESOLUTION**

BY COUNCILMEMBER: \_\_\_\_\_

RESOLVED, that settlement of the above matter be and hereby is authorized in the amount of **ONE HUNDRED THOUSAND TWO HUNDRED EIGHTY-FOUR DOLLARS (\$100,284.00)**; and be it further

RESOLVED, that the Finance Director be and is authorized and directed to draw a warrant upon the proper fund in favor **Don Doze and his attorney, Frank L. Partipilo**, in the sum of **ONE HUNDRED THOUSAND TWO HUNDRED EIGHTY-FOUR DOLLARS (\$100,284.00)** in full payment of any and all claims which they may have against the City of Detroit by reason of any injuries or occupational diseases and their resultant disabilities incurred or sustained as the result of his past employment with the City of Detroit and that said amount be paid upon presentation by the Law Department of a redemption order approved by the Workers Compensation Department of the State of Michigan.

APPROVED: *OCT 24 2019*



\_\_\_\_\_  
CHARLES RAIMI  
Deputy Corporation Counsel



CITY OF DETROIT  
BOARD OF ZONING APPEALS

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 212  
DETROIT, MICHIGAN 48226  
PHONE 313•224•3595 TTY:311  
FAX 313•224•4597  
WWW.DETROITMI.GOV


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## MEMORANDUM

CLERK copy

TO: Honorable Brenda Jones, President  
Detroit City Council

CC: Honorable Roy McCalister, Jr. Chairperson  
Internal Operations Standing Committee

FROM: James W. Ribbron, Director 

DATE: October 24, 2019

RE: Variances sought and variance granted since 2014

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Please find attached the report categorizing variances sought and variances granted since 2014 by the Board of Zoning Appeals.

# BZA Cases as of October 22, 2019

## Variances sought and variances granted since 2014

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
58-13	01/28/14	17300 Schaefer	Folake Akande requests permission to Modify a previous Board Grant (BZA 125-88) which Granted a change of occupancy of the building to a health and beauty clinic BY establishing a Child Care Center / Office (Change of Nonconforming use to Other Nonconforming use) in a R2 zone (Two Family Residential District).	Granted
53-13	01/28/14	13118 W. Chicago	Dewcore Enterprise Inc. / Iman Pickney request to reverse the Decision of the Planning and Development Department DENYING the site plan and waive various dimensional requirements, developmental standards and use regulations TO establish a retail store and hand car wash facility in an approximate 2,145 square foot masonry commercial building in a B4 zone (General Business District).	Approved
64-13	01/28/14	15224 E. Eight Mile Rd.	Ammar Sabri requests permission to establish a Motor Vehicles, Used, Salesroom or Sales Lot, APPROVED in (BSEED 80-13), and waive the Locational/Spacing regulation that requires the minimum distance from Motor Vehicles, Used, Salesroom or Sales Lots of not more than one (1) within 1,000 radial feet of another in a B4 zone (General Business District).	Granted
60-13	02/11/14	115 Rosa Parks Blvd.	Detroit Bulk Services c/o Noel Frye, President & Crown Enterprises c/o National Corporate Research, Ltd., and Frank D. McAlpine Appeals the Decision of the Buildings Safety Engineering and Environmental Department (BSEED 78-13) which DENIED a request to add a Petroleum coal or coke type material in an existing Intermodal Freight Terminal (Railroad Terminal and Office) and waive the height requirement for storage of materials in a M4 zone (Intensive Industrial District).	Denied
58-13	02/11/14	17300 Schaefer	Folake Akande requests permission to Modify a previous Board Grant (BZA 125-88) which Granted a change of occupancy of the building to a health and beauty clinic BY establishing a Child Care Center / Office (Change of Nonconforming use to Other Nonconforming use) in a R2 zone (Two Family Residential District).	Under Advisement
66-13	02/11/14	11301 E. McNichols	Shannon Clark/ Sherron D. Dorsey request a variance to waive deficient Off-Street-Parking TO establish a Rental Hall in a 2,080 square foot portion of an existing 7,190 square one (1) and (2) two story building (APPROVED in BSEED 57-13) in a B4 zone (General Business District).	Granted
23-13	02/25/14	15763 Livernois	Anwar Seman, College Liquor #2, INC. c/o Timothy Stoepker appeals the decision of the Buildings Safety Engineering and Environmental Department REVOKING the permit for the SDM/SDD (packaged sale of Beer, Wine and/or Liquor for consumption off the premises) from the property located at 15763 Livernois in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
58-13	02/25/14	17300 Schafer	Folake Akande requests permission to Modify a previous Board Grant (BZA 125-88) which Granted a change of occupancy of the building to a health and beauty clinic BY establishing a Child Care Center / Office (Change of Nonconforming use to Other Nonconforming use) in a R2 zone (Two Family Residential District).	Granted
61-13	03/11/14	645-647 W. Seven Mile Rd.	Adib Yelda requests permission to establish a Motor Vehicles, Used, Salesroom or Sales Lot. APPROVED in (BSEED 48-13), and waive the Locational/Spacing regulation that requires the minimum distance from Motor Vehicles, Used, Salesroom or Sales Lots of not more than one (1) within 1,000 radial feet of another in a B4 zone (General Business District).	Granted
65-13	03/11/14	8350 John Kronk	Hussain Al-Nassari requests permission to reverse the decision of the Buildings Safety/Engineering and Environmental Department DENYING the establishment of a Used Auto Parts Sales use with accessory dismantling (no outside storage) in four (4) existing buildings (bldg. A, 4,660 sq. ft., bldg. B, 1,460 sq. ft., bldg. C, 2,254 sq. ft. and bldg D, 1,053 sq. ft.) totaling 8,572 square feet in a M4/M3 zone (Intensive Industrial and General Industrial District).	Granted
67-13	03/11/14	8830-50 Hubbell	Bahaa Mukhlif / Automotive, Inc. requests a variance of Spacing / Locational Regulation requiring the establishment of a Motor Vehicle, Used, Salesroom or Sales Lot be a minimum distance of 1,000 radial feet from the same use type (existing or approved) and a variance from the use regulation requiring a Motor Vehicle Salesroom or Sales Lot be located on major thoroughfares as identified in the Master Plan in a M4 zone (Intensive Industrial District).	Granted
69-13	03/11/14	10010 Joy Rd. (a.k.a. 8815 Wyoming)	Isam Yaldo request permission to demolish a Second Hand Jewelry Store AND construct a new Retail Store (Dollar General a By Right Use) approximately 8,320 square feet with accessory parking and acquire variances for deficient Off-Street-Parking, use regulations and developmental standards in a B2 zone (Local Business and Residential District).	Denied
68-13	03/25/14	8018 Conant	Abdo Saleh requests permission to modify a condition #22 of (BSEED Grant #34-09), a use regulation requiring that any unpaved portion of the site shall be landscaped with grass or plant materials and watered regularly with an automatic irrigation system to assure survival of all horticultural material in a B4 zone (General Business District).	Granted
2-14	03/25/14	1300 McDougall	James Pappas; Fusco, Shaffer & Pappas, Inc. / Volunteers of America-National / Rep. Trent Carrol / Brabey Affordable Housing, LLC request to waive a Minor Deviation from the Modified Development Plan for the Elmwood Park Rehabilitation Project No. 3 TO construct a new approximate 87,627 square foot, 3-story, Independent Senior Living apartment building (Multi-Family-Dwelling) consisting of 55 one bedroom units and 27 two bedroom units, totaling 82 units in a PD zone (Planned Development District).	Granted
27-13	04/08/14	13902 Birwood	Terry's Auto Repair & Sales/Metro Detroit Housing Service request permission to add a prohibited use (Used, Auto Sales and Sale Lot) to an existing Minor Motor Vehicle Repair Facility (Nonconforming Use) in a R1 Zone (Single Family Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
44-13	04/08/14	14918 Greenfield	Basim Youkhana request permission to MODIFY a previous Board Grant (BZA 880-79) which Granted continuance of a carry-out restaurant use (Pizza) in an existing retail store with a SDD use BY raising the height of the nonconforming structure and increasing the gross floor area thereby requesting to legalize the expansion and intensification of an existing legal nonconforming use and structure in a R3 zone (Low Density Residential District).	Granted
67-13	04/08/14	8830-50 Hubbell	Bahaa Mukhlif / Automotive, Inc. requests a variance of Spacing / Locational Regulation required to establish a Motor Vehicle Used, Salesroom or Sales Lot be a minimum distance of 1,000 radial feet from the same use type (existing or approved) and a variance from the use regulation requiring a Motor Vehicle Salesroom or Sales Lot be located on major thoroughfares as identified in the Master Plan in a M4 zone (Intensive Industrial District).	Granted
60-13	04/08/14	115 Rosa Parks Blvd.	Detroit Bulk Services c/o Noel Frye, President & Crown Enterprises c/o National Corporate Research, Ltd. Attn: Frank D. McAlpine Appeals the Decision of the Buildings Safety Engineering and Environmental Department (BSEED 78-13) which DENIED a request to add a Petroleum coal or coke type material in an existing Intermodal Freight Terminal (Railroad Terminal and Office) and waive the height requirement for storage of materials in a M4 zone (Intensive Industrial District).	Denied
1-14	04/22/14	7641 Joy Rd	Youssef Alsbai appeals the decision of the Planning and Development Department DENYING the Site Plan and the decision of the Buildings Safety Engineering and Environmental Department (BSE&ED 42-13) which DENIED the establishment of a Major Motor Vehicle Repair Facility (with bumping & painting) in an existing 2,293 square foot building, operating without benefit of a permit in a B4 zone (General Business District).	Denied
7-14	04/22/14	11435 Schaefer Hwy.	Hussein Saad / Mohamad Saad requests variances of dimensional requirements and variances from use regulations and developmental standards TO establish a Junkyard, Major Motor Vehicle Repair Facility and Used Motor Vehicle Sales Lot (APPROVED in BSE&ED 30-12) on a 5.2 acre parcel in a M4 zone (Intensive Industrial District).	Granted
5-14	05/06/14	7533 W. Warren	Tariq Aswair & Ali Nassar appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 94-13) which DENIED the establishment of a Major Motor Vehicle Repair Facility (including bumping and painting with no outside vehicle storage or repair) in a B4 zone (General Business District).	Denied
4-14	05/06/14	6820 E. Davison	Stanislaw Krzyzanowski appeals the decision of the Planning and Development Department DENYING the Site Plan AND establish a Major Motor Vehicle Repair Facility (Bumping and Painting with no outside storage of vehicles) in an existing approximate 4,000 square foot building (operating without of a permit) in a M2 zone (Restricted Industrial District).	Denied
8-14	05/06/14	14424 Schaefer	Richard Atto / Smkaga, Inc. request a variance to waive deficient Off-Street Parking TO demolish an approximate 5,217 square foot portion of an existing 22,901 square foot commercial retail building (Banner Super Store, a by-right-use) and expand the remaining structure by adding an approximate 21,255 square foot addition, to total approximately 38,939 square feet in a M4 zone (Intensive Industrial District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
6-14	05/13/14	2251 Antietam	Mark Kwiatkoski / TEF-8, LLC requests a dimensional variance and permission to install two (2) metal (identification) signs, externally illuminated, approximately twelve feet high and each with approximately one hundred and nine (109) square feet of sign face area, on the northeast and southeast corners of the University Prep Science and Math Elementary School property in a R5 zone (Medium Density Residential District).	Granted
12-14	05/13/14	2889 W. Grand Blvd	Dorchen/Martin Associates c/o Frank Martin & McDonalds USA, LLC requests dimensional variances and a waiver of developmental standard TO demolish an existing nonconforming building (Fast Food Restaurant McDonald with drive-up-service) Approved in (BSE&ED 70-13) and rebuild a new building in the same footprint in a Traditional Mainstreet Overlay Area in a B5 zone (Major Business District).	Granted
70-13	05/20/14	19900 Livernois (a.k.a. 19910 Livernois)	Nawar, Inc. / Sabah Babbie appeals the decision of the Buildings Safety Engineering and Environmental Department (BSE&ED 90-13) which DENIED permission to add a SDM License to an existing Retail Store in an approximate 2,500 square foot building in a B2 zone (Local Business and Residential District).	Denied
27-13	05/20/14	13902 Birwood	Terry's Auto Repair & Sales/Metro Detroit Housing Service request permission to add a prohibited use (Used, Auto Sales and Sales Lot) to an existing Minor Motor Vehicle Repair Facility (Nonconforming Use) in a R1 zone (Single Family Residential District).	Granted
11-14	06/03/14	17188 Greenfield	Liberty Temple Baptist Church / Clayborn Lewis requests to modify a previous Board Grant (BZA 39-97) BY Legalizing the installation of a new approximate sixty (60) square foot, internally illuminated, double-faced, pylon, free standing identification/institutional Bulletin sign (church sign), approximately fourteen (14) feet high, with an approximate twenty-one (21) square foot electronic/message/board component (LED) in a R2 zone (Two Family Residential District).	Granted
9-14	06/03/14	18420 James Couzens	All Nasser / Annan Nasser requests permission to modify a previous Board Grant (BZA 16-12) and expand a nonconforming use (Minor Motor Vehicle Repair Facility in conjunction with a Motor Vehicle Filling Station) BY constructing an approximate 560 square foot one-story addition onto the existing approximate 704 square Minor Motor Vehicle Repair Garage building, totaling approximately 1,264 square feet in a B2 zone (Local Business and Residential District).	Granted
16-14	06/17/14	1400 Howard (aka 1401 Abbott)	Brew Detroit, LLC c/o Keith E. Sirois and MacLean Enterprises, LLC c/o Neal MacLean request a Locational/Spacing variance TO establish a Brewpub/ microbrewery/small distillery outside the Central Business District that serves alcohol for consumption on the premises in a 67,157 square foot portion of an existing 86,702 square foot building in a M3 zone (General Industrial District).	Granted
18-14	06/17/14	624 W. Alexandrine	The Green Garage, LLC c/o Thomas Brennan requests a dimensional variance and a variance from a developmental standard TO renovate an entire five (5) story building with accessory Off-Street-Parking, convert part of the existing building to a hostel, build an addition containing elevators and a stairway and add four (4) units on the roof in a R5-H zone (Medium Density Residential District-Historic).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
13-14	08/05/14	16551 E. Warren	Currie Adult Day Care, LLC & Vivacity, LLC c/o Ellen G. Schreuder requests a parking variance TO establish an Adult Day Care Center in a B4 zone (General Business District).	Granted
14-14	08/05/14	14822 E. Warren	Ismail Zindani & Marzook Obeld requests dimensional variances to expand an existing approximate 1,220 square foot gas station building BY constructing an approximate 430 square foot addition to total approximately 1,650 square feet in conjunction with a 4-pump-island Motor Vehicle Filling Station located on a nonconforming lot in a B4 zone (General Business District).	Granted
21-14	08/05/14	9331 Freeland	Hussein Davekh appeals the decision of the Planning and Development Department denying the site plan TO add a Major Motor Vehicle Repair Facility (bump and paint) to an existing Used Auto Sales and Service Facility in a M4 zone (Intensive Industrial District).	Granted
20-14	08/05/14	9101-21 Freeland	Haider H. Abed-All appeals the decision of the Planning and Development Department denying the site plan TO add a Major Motor Vehicle Repair Facility (bump and paint) to an existing Used Auto Sales and Service Facility in an existing approximate 10,160 square foot building in a M4 zone (Intensive Industrial District).	Granted
15-14	08/19/14	2501 Russell	Russell Street Investments c/o Scott Turnbull requests a dimensional variance to waive deficient Off-Street-Parking TO establish four (4) Loft units in an existing approximate 22,080 square foot four-story building approval in (SE&ED 88-13) in a B6 zone (General Services District).	Granted
22-14	08/19/14	13770 Joy Rd.	Said Arbid & Chaleb Hatem / GFH Enterprises DBA Auto Planet appeals the decision of the Planning & Development Department DENYING the Site Plan and the decision of the Buildings Safety Engineering and Environmental Department (BSEED 67-13) which DENIED adding a Junkyard, Major Motor Vehicle Repair and a Used Tire Sales and Service to an existing Used Motor Sales Lot on a 4.4 acre parcel with a 75,945 square foot building in a M4 zone (Intensive Industrial District).	Granted
25-14	08/19/14	2200-2206 Perry (aka 2801 14th)	Jerry Esters / M.I.I.A. Inc. requests permission to change a nonconforming use (Motor Vehicle Filling Station / Minor Motor Vehicle Repair Facility) issued under permit # 85522 on May 22, 1966 TO another nonconforming use (Office, business or professional) in a R3 zone (Low Density Residential District).	Granted
23-14	08/26/14	15418 Schoolcraft	Designer Group Inc. & Boyd Jones requests a parking variance TO construct an approximate 255 square foot masonry addition (kitchen) onto an existing approximate 3,749 square foot masonry building (Bar/Nightclub) in a B4 Zone (General Business District).	Granted
26-14	08/26/14	9133 Hubbell	Burns Family & Community Center c/o Shannon Crumbley requests permission to reverse the decision of the Planning and Development Department which DENIED the Site Plan TO establish a Non-Profit Community Center with an Accessory Standard Restaurant (by-right-use) in an approximate 6,503 square foot, one-story, masonry building in a M4 zone (Intensive Industrial District).	Dismissed
27-14	08/26/14	8832-43 Mark Twain	Hussein Hamdan requests permission to reverse the decision of the Planning and Development Department which DENIED the Site Plan TO add a Collision Shop (bump only) to an existing Used Auto Sales Lot in an approximate 6,000 square foot building in a M4 zone (Intensive Industrial District).	Granted



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
17-14	09/09/14	7350 Central (aka 7355 Bryden)	Bilal Seklaoui requests a parking variance TO establish a Major Motor Vehicle Repair Facility (with bumping and painting) in an existing 37,243 square foot building which was APPROVED in (BSEED 23-13) in a M3 zone (General Industrial District).	Granted
30-14	09/09/14	21413 W. Eight Mile Rd.	Jason Saad & Subi Saad / Trumpps Properties requests permission to make structural alterations to a Group "D" Cabaret (Adult Use/Sexually Oriented Business) and (Nonconforming Use). BY moving an existing main entry door, construct a twenty-two (22) foot long by forty-two (42) inch high masonry wall with a thirty-six (36) inch decorative gate (covered area for employee entrance) and install two (2) internally illuminated wall signs consisting of 960 square feet on the west elevation of the building and 520 square feet on the north elevation of the building which consist of neon architectural light features EIFS (Exterior Insulation Finish System) in a B4 zone (General Business District).	Granted
10-14	09/16/14	18600 & 18601 Berg Rd.	Wilbur B. Hughes III, Detroit Memorial Association & Charles H. Ellis III, Greater Grace Temple requests permission to reverse the Planning and Development's decision which DENIED the site plan TO convert a golf course to a cemetery (conditional land use) which was DENIED in BSEED (123-13) in a R1 zone (Single Family Residential District).	Denied
25-14	09/16/14	2200-2206 Perry	Justin Mast requests permission TO change a nonconforming use (Motor Vehicle Filling Station / Minor Motor Vehicle Repair Facility) issued under permit # 85522 on May 22, 1966 TO another nonconforming use (Office, business or professional) in a R3 zone (Low Density Residential District).	Granted
28-14	10/07/14	16941 W. Eight Mile Rd.	Amer J. Shabarequests a variance from a use regulation and general developmental standard requiring a six (6) foot high opaque masonry wall and a ten (10) foot landscaped setback of the masonry wall abutting residentially zoned lots containing dwelling units along the south (rear) property line TO expand an existing Used Motor Vehicle Sales Lot from 12,000 square feet to 26,000 square feet and construct a new 4,153 square foot building which was APPROVED in BSEED (87-13) in a B4 zone (General Business District).	Granted
31-14	10/07/14	6000 W. Vernor Hwy (aka 1939-2003 Cavalry)	Mark Drane request permission to MODIFY previous BZA Grants (45-98 & 46-98) which APPROVED construction of an irregular shaped 152' X 128' (approximate 26,398 square foot) retail store with mezzanine (nonconforming use) and expand a then existing private Off-Street-Parking lot onto an adjacent residential property BY expanding the existing retail sales area approximately 2,184 square feet onto the front (south) portion of the existing 26,398 square foot retail sales area to total approximately 28,582 square feet in a R2 zone (Two Family Residential District).	Granted
32-14	10/14/19	19634 W. Seven Mile Rd.	KM Consulting c/o Ken Moody & Free Lance Holding requests permission to reverse the decision of the Planning and Development Department's decision which DENIED the Site Plan TO establish a Motor Vehicle Washing and Steam Cleaning Facility (Car Wash) in a B4 zone (General Business District).	Denied
35-14	10/14/14	4500 Oakman Blvd.	Mark Lewis requests a parking variance TO establish a Secondhand Store in an existing 10,239 square foot building which was APPROVED in (BSEED 74-13) in a M3 zone (General Industrial District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
29-14	10/21/14	17321 McNichols	NAM BEYDOUN requests Hardship Relief TO establish a Motor vehicles, used salesroom and sales lot and a Minor Motor Vehicle Service Facility in an approximately 4,800 square foot one story masonry building with an accessory parking lot and associated display spaces at 17321 W. McNichols (the site of a former Group C Cabaret) in a B2 zone (Local Business and Residential District).	Granted
33-14	10/21/14	17021 Schoolcraft	Etchen Gumma Limited & Thomas Major requests an Off-Street-Parking variance, a waiver of Right-of-Way Screening along Schoolcraft and Rutland and a waiver of Residential Screening along the alley south of the subject site TO construct and establish a Grocery Market (By-Right-Use) with accessory parking in a B4 zone (General Business District).	Adjourned
34-14	10/21/14	18055 Greenfield	George Paige requests permission to change a nonconforming use (Clinic, Office Use Category) to another nonconforming use (Barber or Beauty Shop, Retail Sales and Service-Oriented Use Category) with an accessory parking lot in a R2 zone (Two Family Residential District).	Granted
24-14	11/18/14	12850 Plymouth	Third New Hope Baptist Church requests permission to construct a new parking lot (by-right-use) consisting of 174 parking spaces and waive various dimensional deficiencies, developmental standards and use regulations in a B4 and P1 zone (General Business and Open Parking Districts).	Granted
36-14	11/18/14	5001 Trumbull	Alan Haraju requests permission to MODIFY a previous BZA Grant (115-04) which reversed the decision of the Buildings and Safety Engineering Department dated September 2, 2004 that DENIED permission to demolish an existing gasoline station and construct a new approximate 2,540 square foot retail store with four (4) pump islands and waive deficient Off-Street-Parking, Loading Space, yard setback from residential property, lot area, and landscaping BY intensifying a nonconforming use (adding a Carry-out Restaurant) in the existing Motor Vehicle Filling Station Building in a R3-H zone (Low Density Residential District-Historic).	Granted
38-14	12/02/14	1930-34 Campbell	Simon Arzola requests permission to modify a previous Board Grant (BZA 56-07) which added a Retail and Office use to an existing two (2) story multi-family structure with the retail/office uses on the first floor and two (2) residential units on the 2nd floor with accessory parking BY establishing a Barber/Beauty Shop (nonconforming use) where the previous legal nonconforming use (retail store) is located, thereby, changing a nonconforming use to another nonconforming use in an approximate 725 square foot portion of an existing mixed use building in a R2 zone (Two Family Residential District).	Granted
40-14	12/02/14	1829 Leverette	Nathan Bessette / Matt & Rosann Jager requests permission to construct a detached accessory building (garage) on a residential zoning lot and waive various dimensional deficiencies, use regulations and developmental standards to be used for parking of passenger vehicles and storage only in a R2-H zone (Two-Family Residential District-Historic).	Granted
40-14	12/09/14	1829 Leverette	Nathan Bessette / Matt & Rosann Jager requests permission to construct a detached accessory building (garage) on a residential zoning lot and waive various dimensional deficiencies, use regulations and developmental standards to be used for parking of passenger vehicles and storage only in a R2-H zone (Two-Family Residential District-Historic).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
43-14	12/09/14	263-299 E. Palmer	Richard Barr, Palmer Property LLC requests permission to reinstate a previous Board Grant (BZA 10-06) which APPROVED the construction of six (6) townhouse buildings with twenty-three (23) dwelling units and a private off-street parking lot BY constructing three (3) of the six (6) townhouse buildings that were not constructed originally do to the expired Board Grant (BZA 10-06), one three-unit condominium building and two four-unit three (3) story condominium buildings within the Art Center Development Plan Area in a R5 zone (Medium Density Residential District).	Granted
47-14	12/09/14	441 W. Canfield St., Unit 6	Fellow Barber/Sam Buffa & Willy's Overland LLC c/o Doug Forman requests a Variance of Spacing / Locational Regulation TO add an establishment for sale of alcoholic beverages for consumption on the premises to a in a B4 zone (General Business District).	Granted
20-13	01/27/15	8300 Gartner	Robert J. McClellan/Murillo Reyes requests permission to establish a Minor Motor Vehicle Repair Facility in an approximate 2,722 square foot Commercial/Industrial 1-story masonry building, operating without benefit of a permit in a R2 zone (Two Family Residential District).	Granted
42-14	01/27/15	1904 Springwells (a.k.a. 8001 Navy)	Danny Cholak requests a Variance of Spacing/Locational Regulation and a waiver of spacing requirement from other Regulated Uses TO establish a Secondhand Jewelry Store in a 1,380 square foot unit of an existing 9,130 square foot building which was APPROVED in BSEED 20-14 in a B4 zone (General Business District) and within a Traditional Mainstreet Overlay District.	Granted
50-14	01/27/15	441 W. Canfield St. Unit #9	Northern United Brewing Co. c/o Jon Carlson / Willy's Overland LLC c/o Doug Forman requests a Variance of Spacing / Locational Regulation TO establish a Standard Restaurant with a Microbrewery, Small Distillery and Winery in a 4,011 square foot unit of an existing mixed use building which was APPROVED in (BSEED 73-14) in a B4 zone (General Business District).	Granted
39-14	02/10/15	2640 S. Fort (a.k.a. 12726 Conway) and 2620 S. Fort	Jamal Abdo Ahmed requests to modify two (2) previous BZA Grants, (BZA 110-86) which changed the occupancy of the building to a carry-out restaurant and (BZA 72-02) which legalized a carryout restaurant and construct a 20 by 40 foot, approximate 800 square foot one story addition to a nonconforming structure BY expanding the nonconforming use and structure, constructing an approximate 792 square foot addition, (which was approved but not constructed) in (BZA 72-02) and construct an accessory parking lot consisting of ten (10) parking spaces in a R1 zone (Single family Residential District).	Granted
41-14	02/10/15	252 E. Palmer	Patrick Baker requests permission to allow wrought iron fencing (non-opaque) as residential screening, waive deficient landscaped side setback and deficient aisle width of a proposed parking lot located in the Art Center Urban Rehabilitation Plan Area in a R5 zone ((Medium Density Residential District).	Granted
44-14	02/10/15	15470 E. Eight Mile Rd.	Igor Khatitsey requests a Variance of Spacing / Locational Regulation TO establish a Motor Vehicles, Used, Sales Lot, which was APPROVED in BSEED 140-13 in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
46-14	02/17/15	17721 Schoolcraft and 17725 Schoolcraft	Joey RYE LLC requests to reverse the decision of the Planning and Development Department DENYING the Site Plan TO erect and construct two (2) masonry one story additions (700 and 470 square feet respectively, constructed without benefit of a permit) to an existing 1,355 square foot one story masonry Motor Vehicle Filling Station (nonconforming lot) to total 2,525 square feet with an accessory parking lot in a B4 and P1 zone (General Business and Open Parking Districts).	Denied
48-14	02/17/15	7866 Conant	Mohammed Salim requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSE&ED 39-14) which DENIED the establishment of a Used Motor Vehicle Sales Lot and Minor Motor Vehicle Repair facility in and existing 3,850 square foot building and waive dimensional and spacing deficiencies in a B4 zone (General Business District).	Granted
49-14	02/17/15	9240 Gratiot	Hussein Bazoun requests permission to expand an existing legal nonconforming use (Motor Vehicle Filling Station) BY constructing a 242 square foot existing addition and add an additional pump (both constructed and added without benefit of a permit) and waive various dimensional deficiencies in a B4 zone (General Business District).	Granted
45-14	02/24/15	3117 Woodward	Igor Khalitsev requests a Variance of Spacing / Locational Regulation TO establish a Motor Vehicles, Used, Sales Lot, which was APPROVED in BSEED 140-13 in a B4 zone (General Business District).	Granted
52-14	02/24/15	8835-43 mark Twain	Hussein Hamdan requests permission to reverse the decision of the Buildings Safety Engineering and Environmental Department which DENIED adding a Collision Shop (bump only) to an existing Used Auto Sales Lot in an approximate 6,000 square foot building in a M4 zone (Intensive Industrial District).	Denied
53-14	03/10/15	9515 Traverse	Rodney Williams requests permission to Change of Nonconforming use (Factory, assembly of small parts, Low/Medium Manufacturing or Processing) TO Other Nonconforming Use (Wholesaling, Warehousing, Storage Building, Public or Storehouse) in an approximated 10,000 square foot building containing an approximated 8,306 square foot staging area in a R1 zone (Single Family Residential District).	Granted
54-14	03/10/15	5330 E. Davison	Simon & Shelley Shaheen request a parking variance TO establish a Minor Motor Vehicle Repair Facility in an existing 17,500 square foot building Approved in (BSEED 43-14) in a B4 zone (General Business District).	Granted
55-14	03/17/15	20811 W. Eight Mile Rd	Najah Gasso requests variances from developmental standards and use regulations to demolish an approximate 14,000 square foot warehouse portion of an existing approximate 29,340 square foot warehouse/commercial building and renovate and retain the remaining approximate 15,340 square foot building and land TO establish a retail store By-Right-Use) and construct an accessory parking lot in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
2-15	03/17/15	3910 E. Eight Mile Rd.	Steven Leggat / MGAC Investments is requesting to modify a previous Board Grant (BZA 54-97) for an existing Legal Nonconforming Motor Vehicle Filling Station which added (intensification) an Oil Change use (Motor Vehicle Services, Minor) and constructed a building (expansion) approximately 1,016 square feet attached to the existing approximately 2,220 square foot building totaling approximately 3,216 square feet on the same zoning lot without benefit of a permit in a B4 zone (General Business District).	Granted
1-15	03/24/15	300 Ashland	Amy Small request permission to reverse the decision of the Planning and Development Department DENYING the site plan TO construct an opaque fence of a Two Family Dwelling (constructed without benefit of a permit) in a R2 zone (Two Family Residential District).	Granted
3-15	03/24/15	127 W. Fisher	Khairul Hasan / Wilber Harrington requests to establish a commercial parking lot located within one thousand (1,000) radial feet of any stadium or sports arenas a (Variance of Spacing / Location Regulation) in a B5 zone (Major Business District).	Granted
6-15	03/31/15	9100 Gratiot, 5928-5958 Holcomb & 5979-5985 Belvidere	Detroit Catholic Pastoral Alliance c/o Cleophus Bradley requests dimensional variances and a variance of a developmental standard TO establish and construct an approximate 66,944 square foot four (4) story mixed use building consisting of retail space on the first floor (approximately 16,644 square feet) and residential space on the second through fourth floors containing 42 low income housing units (totaling approximately 50,280 square feet) with an accessory parking lot excessive in lot area and lot frontage in a B4/R2 zone (General Business and Two Family Residential District).	Granted
4-15	04/14/15	1701-1725 Trumbull aka 1510-1508 Bagley	Stacy Mulloy / Alphons de Tonty, LLC request dimensional variances to renovate an existing 2&3-story mixed use building (approximately 6,715 square feet) and add an approximate 1,375 square foot 2-story mixed use addition to total an approximate 8,090 square foot 2&3-story mixed use building in a SD2-H zone (Special Development District-Historic).	Granted
5-15	04/21/15	2889 W. Grand Blvd.	Allied Signs, Inc / Errol Service / McDonald's request to reverse the decision of the Planning and Development Department's decision DENYING the site plan to modify a previous Board Grant (BZA 12-14) which granted dimensional variances and waive a developmental standard to demolish an existing nonconforming building and rebuild a new building in the same footprint in a Traditional Main Street Overlay Area BY constructing a monument sign with electronic message board/animated/flashing/internally illuminated/double-faced business sign approximately six (6) feet high and with an approximate forty (40) square foot sign face area in a B5 zone (Major Business District) and in a traditional main street overlay area	Denied
7-15	04/21/15	3300 E. Jefferson	Metro Signs / Mr. Allan's is requesting dimensional variances to erect and construct two (2) internally illuminated wall signs on the east (side) and north (front) elevations of the existing building in a SD4 zone (Special Development District, Mixed Use).	Granted
8-15	05/12/15	1833 Kaline (aka 1833 cherry)	Steven Flum / Leslie Horn of Kaline Square LLC is requesting dimensional variances TO construct a new five (5) story Multi-Family Dwelling consisting of (8 units) and develop an accessory Off-Street-Parking Lot in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
82 9-15	05/12/15	7903 E. Jefferson	Shannon Bass / Cynthia Jankowski appeals the decision of the Buildings Safety Engineering and Environmental Department which approved construction of a new seven-story Multiple-Family Dwelling (63 units) with ground floor commercial space and accessory Off-Street-Parking in a B4 zone (General Business District).	Dismissed
83 11-15	05/12/15	6445 E. Vernor and 2474-2490 Meldrum	Downtown Boxing Gym Youth Program c/o Jessica Hauser request dimensional parking variance TO establish a Recreational Indoor Commercial and Health Club Facility (by-right-use) in an approximate 27,373 square foot building with an accessory parking lot in a M4 zone (Intensive Industrial District).	Granted
84 51-14	06/16/15	3501 Chene	The City of Detroit Police Department requests permission to establish a Police Department Facility in an existing building approximately 29,383 square feet, located partially in a B4 zoned district which would be a (by-right-use), and partially in a R2 zoned district which would be considered a (nonconforming use and structure), thereby changing from one nonconforming use to another nonconforming use in a B4/R2 zone (General Business/Two Family Residential District).	Granted
85 12-15	08/16/15	14451 W. Chicago	NSI Construction, Inc./ West Chicago Development LLC c/o Doug Dawson requests a variance to MODIFY condition #4 of BSEED Grant #141-13 which established a Junkyard on a 9.44 acre parcel within an existing 247,050 square foot building requiring an eight (8') to twelve (12') masonry wall to be constructed and maintained around the junkyard portion of the site in a M4 zone. (Intensive Industrial District).	Granted
86 13-15	06/16/15	5933 E. Nevada	Alexan Bartekian requests permission to Modify BSEED Grant #125-02 which legalized a Minor Motor Vehicle Repair Garage with New and Used Tire Sales BY constructing an approximate 55'X 48' or 2,640 square foot addition (expansion of a Nonconforming use) onto the east side of an existing approximate 1,430 square foot Minor Motor Vehicle Repair Garage building with New and Used Tire and Rim Sales and Service (Nonconforming Use) in a B4 zone (General Business District).	Granted
87 14-15	06/23/15	15400 W. Seven Mile Rd	Ben Varney / Bowin Place Atrn. Christine Taylor are petitioning the Board for a waiver of providing camouflage for the installation of 12 cellular antennas on ballast frames mounted on the roof of an existing multi-family building within a R3 zone (Low Density Residential District).	Granted
88 15-15	06/23/15	17740 W. Seven Mile Rd	Mazen Ajilat request to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 20-13) which DENIED establishment of a Minor Motor Vehicle Repair Facility in an existing 2,735 square foot building in a B4 zone (General Business District).	Granted
89 16-15	06/23/15	7104 Waldo	Najat Karjou requests to rebuild in the same footprint a one-story retail convenience fire damaged store, approximately 2,200 square feet containing a SDD/SDM, carry out sale of Beer, Wine and Liquor (nonconforming use) in a R2 zone (Two Family Residential District).	Granted
90 20-15	06/23/15	7057-59 Michigan Ave.	Bilrvin, Inc. c/o Scott MacDonald / Susan A. Knight requests continuation of a legal nonconforming Cabaret "D" BY dismantling and removing the second-story floor structural members (floor joist) and abandon the nonconforming vacant apartment space on the second floor as per attached plans and obtain Certificate of Compliance per (Sec. 9-1-36a) of the Detroit Mini Code in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
17-15	08/01/15	13155 PLYMOUTH RD.	Big 3 Auto Sales, Inc. c/o Fatima Charaf Egdine appeals the decision of the Planning and Development Department which DENIED the site plan and the decision of BSEED (BSEED 76-14) which DENIED the addition of a Major Motor Vehicle Repair Facility (Collision including painting) to an existing Used Motor Vehicle Sales Lot in an existing approximate 4,225 square foot building with a 355 square foot addition totaling 4,580 square feet and a lot expanded by 10 parcels, (both structure addition and lot expansion) without benefit of a permit in a B4 zone (General Business District).	Denied
18-15	08/18/15	61 W. PALMER	Detroit INK c/o Earl Richardson requests a parking variance waiving deficient parking and loading to establish a Tattoo & Piercing Parlor with accessory Retail Sales in a 5,189 square foot building approved in (BSEED 66-14) in a B4 zone (General Business District).	Granted
19-15	08/18/15	410 Fordson	Nassar Al-Jalham requests permission to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 80-14) which DENIED the establishment of a Major Motor Repair Facility (collision, no painting) in an existing 5,040 square foot building in a M5 zone (Special Industrial District).	Granted
25-15	09/01/15	14493 GRATIOT	Bobby Whetstone / Detroit Blues Café, LLC requests a variance of Spacing / Location Regulation TO establish a Cabaret in an existing 4,480 square foot building Approved in BSEED 1-15 in a B3 zone (Shopping District).	Granted
33-15	09/01/15	15025 W. MCNICHOLS	Isam S. Yaldo requests dimensional variances and waivers from developmental standards and use regulations TO construct a Retail Store (Family Dollar) approximately 8,320 square feet with associated parking in a B2 zone (Local Business and Residential District).	Granted
34-15	09/01/15	9900 Whittier	Travez Daniel requests a Variance of Spacing/Localational Regulation (required distance from a school) to establish a carry-out restaurant (By-Right-Use) in an existing 1,600 square foot commercial building in a B4 zone (General Business District).	Granted
27-15	09/15/15	13231 Gratiot	Meethaq Awad requests permission to intensify an existing legal nonconforming use BY adding a carryout restaurant within an approximate 500 square foot area of an existing nonconforming Motor Vehicle Filling Station building approximately 3,770 square feet in total area in a B4 zone (General Business District).	Granted
29-15	09/15/15	8625 E. Jefferson	Embree Sign Co. requests a variance for excessive sign face area comprising more than twenty-five (25) percent of the entire sign face area of any electronic message board component of a business sign and a variance of excessive sign face area of an institutional bulletin sign, two sided, V-shaped in a B4-H zone (General Business-Historic District).	Granted
30-15	10/06/15	6113 Livernois	Huss Cheayto requests to reverse the decision of the Planning and Development Department DENYING the site plan TO add a Major Motor Vehicle Repair Facility which will include an oil change operation to a Used Auto Sales use in a M2 zone (Restricted Industrial District).	Adjourned
31-15	10/06/15	8060 WHEELER	Ali Nasser requests to reverse the decision of the Planning and Development Department DENYING the site plan TO establish a Major Motor Vehicle Repair Facility and a Used Auto Sales Lot (operating without benefit of a permit) in a M4 zone (Intensive Industrial District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
40-15	10/06/15	2000 WOODBRIDGE	Penny DeVaul / Arden/Faye Corporation Detroit Architectural Metals Co. requests a variance of Spacing/Locational Regulation and a variance of Off-Street-Parking TO establish a Cabaret (sale of alcoholic beverages for consumption on the premises and entertainment). Approved in (BSEED 55-14) in a SD4 zone (Riverfront Mixed Use District).	Granted
21-15	10/13/15	731 & 735 E. GRAND BLVD (aka 751-755 E. Grand Blvd)	Quality Behavioral Health c/o Naveed Syed requests permission to Modify (BZA #62-13) which granted dimensional variances and waivers of developmental standards to establish a Residential Substance Abuse Facility in an existing approximate 15,300 sq. ft. two story building and accessory parking lot in a R5 zone (Medium Density Residential District).	Denied
23-15	10/13/15	4224-34 LAKEWOOD	Charles E. Brooks requests dimensional variances and variances of developmental standards and use regulations TO construct an elevated fully enclosed 864 square foot breezeway (13'3" in height, elevated 22' above established grade and is 8' in width) that connects an existing approximate 1,800 square foot single family residential structure to a proposed 1,856 square foot residential structure in a R2 zone (Two Family Residential District) in a zone (District).	Granted
35-15	10/13/15	18900 and 18950 JOY RD.	Allied Signs Inc./Second Grace United Methodist Church requests variances and permission TO erect an Electronic Message Board/Institutional Bulletin/Ground or Free Standing Sign with deficient height above established grade and excessive sign area flashing component in a B4 zone (General Business District).	Granted
39-15	10/20/15	560 CUSTER ST	Paradise Valley, Inc. Group LLC requests permission to change an existing legal nonconforming industrial warehouse BY adding a nonconforming low medium impact industrial/retail/carryout/art gallery/bar use within an approximately 42,000 square feet in total area in a R3 zone (Low Density Residential District).	Granted
43-15	10/20/15	10833 W. MCNICHOLS	Ghassan Alawie request permission to Modify a previous Board Grant (BZA 67-12) which Granted permission to construct an approximate 1,020 square foot addition (Oil Change Bay) onto an existing 2,090 square foot Sales Office and Garage with a third existing 2,860 square foot garage structure BY expanding the gross floor area square footage (adding a second floor) and changing the existing flat roof to a Shingled Vinyl Siding Gable Roof over the approximate 1,020 square foot Oil Change Bay (a Nonconforming Use) in a B2 zone (Local Business and Residential District). The BZA Grant stated, "That the construction, addition, alterations or use shall be in accordance with the conditions accompanying Grant" (BZA 67-12).	Granted
32-15	11/10/15	6071 W. OUTER DRIVE	Fairmont Sign Co. c/o Patric Clark/Detroit Medical Center c/o Ronald Henry requests permission to modify (BZA 2-05) which replaced eleven (11) directional/wall signs at various locations within the hospital campus BY issuing dimensional variances to upgrade six (6) existing monument/ground/directional signs/internally illuminated to coincide with facility modernization and renovation to improve traffic flow for emergency vehicle and visitor re-routing in a R6 zone (High Density Residential District).	Granted
37-15	11/10/15	3401 Gilbert	Mazin Konja requests permission to change a nonconforming use (Club) to another nonconforming use (Rental Hall) within a mixed-use, two story, nonconforming 3,248 square foot building with accessory parking in a R2 zone (Two Family Residential District).	Granted



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
31-15	11/17/15	8060 WHEELER	All Nasser requests to reverse the decision of the Planning and Development Department DENYING the site plan TO establish a Major Motor Vehicle Repair Facility and a Used Auto Sales Lot (operating without benefit of a permit) in a M4 zone (Intensive Industrial District).	Granted
36-15	11/17/15	20226 JOY RD	5M Investment Properties c/o Carlos Richards requests further modification of plans to overcome presumption of abandonment of a Nonconforming Use prior to issuance of Permits for fire repairs in a B4 zone (General Business District).	Denied
42-15	11/17/15	2131 JOHN C. LODGE (M-10)	Randy Oram / International Outdoor Inc. requests permission to intensify an existing Advertising Sign (Non-Conforming sign) by adding structural capabilities to enable digital capabilities within the area bounded by East Grand Boulevard, the Detroit River, and West Grand Boulevard in a B4 zone (General Business District).	Dismissed
38-15	12/01/15	21630 HESSEL	JOSEPH S. NOVITSKY ARCHITECTURE/AMEEIPATEL requests waivers of dimensional deficiencies, developmental standards, use regulations and permission to modify a previous Board Grant (BZA 343-61) which allowed construction of a two-story 70' X 203' hospital in what was then zoned B2 (Local Business District) and P1 (Open Parking District) BY constructing an approximate 16,500 square foot three-story addition onto the nonconforming portion of an existing structure presently located in the P1 portion of the parcel, thereby expanding the nonconforming structure and use in a B4/P1 zone (General Business/Open Parking District).	Granted
45-15	12/01/15	4100 E. Eight Mile Rd.	Amin Shariff / Shariff Property LLC request permission to expand and intensify a nonconforming four pump island Motor Vehicle Filling Station BY constructing an approximate 627 square foot addition onto an existing 1,925 square foot one-story structure to contain a carryout food service and storage area and waive various dimensional deficiencies, developmental standards and use regulations in B4 zone (General Business District).	Granted
53-15	12/01/15	20430 Van Dyke	Emil S. Bnek III, PE INC. / Ray Bacall, Van Dyke and 8 Mile LLC requests dimensional, developmental standard and use regulation variances TO establish and construct a 8,970 square foot Retail Store (By-Right-Use) Dollar Tree with accessory parking in a B4 zone (General Business District).	Granted
44-15	12/08/15	5250 E. EIGHT MILE RD	ARAM & VAZKIN AWADES permission to requests permission to Modify BZA (Grant #19-13) which Approved establishment of a Used Motor Vehicle Sales Lot with accessory Detailing (Car Washing and Cleaning Only) BY constructing an approximate 480 Square foot Detail Shop Building on the existing approximate 11,648 square foot lot in a B4 zone (General Business District).	Granted
48-15	12/08/15	28 W. Grand River	28 W. Grand River, LLC c/o Malek Eljizi requests permission to construct a new, 13-story mixed-use commercial/residential building, within a 1,837 square foot footprint, totaling approximately 23,881 square feet, with the total proposed number of residential units being two hundred nineteen (219), with nine (9) units on floor 2 and nineteen (19) units each on floors 3 through 13 in a B5 zone (Major Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
57-15	12/08/15	1002 E. Warren	International Outdoor c/o Randy Oram is filing a Hardship Relief Petition to seek relief TO construct a new Advertising Sign (Billboard), internally illuminated, Changeable Copy, double faced, each face 672 square feet, 80' feet high in a B4 zone (General Business District) and within the area bounded by East Grand Boulevard, the Detroit River and West Grand Boulevard.	Granted
46-15	01/26/16	14860 Linwood	Kraken Crushed Concrete LLC c/o Anthony Calo & Michael Olsen P.E. appeals the decision of the Planning and Development which DENIED the site plan and appeals the decision of (BSEED 07-15) which DENIED the establishment of a Concrete Crushing Facility (Very High-Impact Processing) on a five (5) acre parcel in a M4 zone (Intensive Industrial District).	Denied
61-15	01/26/16	2875 W. Grand Blvd	Spectrum Neon Co. request to reverse the decision of the Planning and Development Department DENYING the site plan and the erection of three (3) prohibited internally illuminated front lighted, channel lettered wall signs on the west, south and east elevations of an existing three (3) story building in a Traditional Main Street Overlay Area (TMOA) and in a B5 zone (Major Business District).	Granted
62-15	01/26/16	250 E. Fisher Fwy.	Geoff Syplikowski requests permission to reverse the decision of the Buildings Safety Engineering and Environmental Department which Granted the establishment and construction of a new 3,738 square foot Telephone Exchange Building in a B4 zone (General Business District).	Granted
47-15	02/09/16	7533-39 W. Warren	Amani Asaqaf / Ali Nasser requests to reverse the decision of the Planning and Development Department DENYING the site plan to establish a Major Motor Vehicle Repair Facility with bumping and painting (no outside storage or repair) in a B4 zone (General Business District).	Denied
48-15	02/09/16	12305 DEXTER	Jeanette L. Abbutt appeals to the decision of the Buildings Safety Engineering and Environmental Department (BSEED 48-15) which Granted the establishment of a Residential Substance Abuse Service Facility in an existing approximate 28,626 square foot three (3) story building in a B4-H zone (General Business-Historic District).	Granted
49-15	02/09/16	14822 E. WARREN	Marzook Obaid requests permission to modify BZA (Grant 14-14) which expanded and constructed an approximate 430 square foot addition in conjunction with a 4-pump-island Motor Vehicle Filling Station located on a nonconforming lot BY waiving various development standards and/or use regulations and dimensional variances to construct an approximate 32'X 29' (928 square foot) addition to total approximately 1,719 square feet of an existing Motor Vehicle Filling Station building on a nonconforming lot for a carryout restaurant (expansion of a nonconforming use) in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
50-15	02/23/16	5637 Michigan Ave.	Kingdom of God Church requests permission to modify and reinstate a previous Grant, (BZA 14-02) which legalized an existing church with 225 seats on the 2nd floor, add a carryout restaurant and retail store on the 1st floor and establish a computer-training center with 14 students on the 3rd floor of a three-story building approximately 10,800 square foot BY reinstating an existing church with up to 225 seats maximum on the 1st or second floor, use part of the building not being used for worship or church Sunday School lessons as a community learning center for language skills, citizenship lessons and/or computer skills to a maximum of 20 students most likely on only the 3rd floor when code compliant within the three-story of an approximate 10,800 square foot building with accessory parking in a B3 zone (Shopping District).	Granted
51-16	02/23/16	19321 W. Chicago	Allied Sign Inc. / Don Bosco Hall Community Resource Center requests a variance to erect a sign with a message center larger than the allowable 25% coverage in a R2 zone (Two Family Residential District).	Granted
60-15	02/23/16	3990 John R	Roger Briddick c/o Fairmont Sign Co. / VHS Harper-Hutzel Hospital INC requesting dimensional variances to upgrade existing wall and monument signage on the campus of Harper-Hutzel Hospital in a R6 zone (High density Residential District).	Granted
52-15	03/08/16	14530 W. McNichols	FNM Pac Inc. / Surqan Allam requests permission to expand a nonconforming use (existing 4-pump-island Motor Vehicle Filling Station with a Retail Convenience Store and Minor Motor Vehicle Repair Shop) BY constructing an approximate 850 square foot addition (expansion of the floor area) in a B2 zone (Local Business and Residential District).	Granted
55-15	03/08/16	7468 E. Davison	Back Street Lounge / Rhonda Pratt requests permission to make Structural Alterations of a legally established nonconforming adult use / sexually oriented business (established in 1995 under BSEED 16-95) in a M4 zone (Intensive Industrial District).	Dismissed
56-15	03/08/16	2048 14th	Ryan Schirmang requests a parking variance TO establish an Office Bldg. (By-right use) for Small Businesses/2nd Tier Start-ups in an existing 3 story 33,200 square foot building with Parking in a B4 zone (General Business District).	Granted
1-16	03/22/16	21413 W. Eight Mile Rd	Jason G. Saad requests permission to make Structural Alterations of a legally established nonconforming adult use / sexually oriented business to bring into compliance with the Ordinance in a B4 zone (General Business District).	Dismissed
2-16	03/22/16	7171 E. McNichols	Christopher T. Jackson / Aleksandor Stojanorski requests waivers of Developmental Standards, Use Regulations and Dimensional Deficiencies TO add a Junkyard (including Used Auto Parts Sales and automobile dismantling) to an existing Warehouse and Used Auto Sales Lot use on a 7.7 acre parcel with an existing 130,165 square foot building in a M4 zone (Intensive Industrial District).	Granted
4-16	04/12/16	11648 Whittier Ave.	Walk in the Spirit C.O.G.I.C. c/o Leon Shipman requests a parking variance TO convert a 4,240 square foot portion of an existing 5,120 square foot building into a Religious Institution (Walk in the Spirit C.O.G.I.C.) which was Approved in (BSEED 14-15) in a B3 zone (Shopping District).	Granted

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Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
5-16	04/12/16	16900 W. Chicago St.	Samuel Lee / Shekinah Tabernacle Church requests dimensional waivers to Modify (BZA Grant 871-82) (which was modified and changed the size of an addition from 20'X40" to 20'X50') BY adding an approximate 17'X20' addition to the existing church building (nonconforming structure and use), thereby expanding a legal nonconforming structure and use in a R2 zone (Two Family Residential District).	Granted
6-16	04/26/16	5601 & 5701 Jefferson Ave.	Waterfront Terminal Holdings II, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department which Denied the establishment of a Intermodal Freight Terminal with accessory outdoor storage (including coal and coke products) and screening of rock, stone, slag, clay and concrete in a M4 zone (Intensive Industrial District).	Dismissed
9-16	04/26/16	649 W. Alexandrine St.	David Knapp requests a dimensional variance to construct a single-family two (2) story, three (3) bedroom carriage house with a two car garage and future shop space on the first floor and living quarters on the second floor on a small lot in a SD1 zone (Special Development District-Historic).	Granted
11-16	04/26/16	3434 Russell St., Unit #31	Brian Ellison requests a dimensional variance to establish a Rental/Banquet Hall (By-Right-Use) in an approximate 5,020 square foot unit of an existing residential/loft use building which was approved in (BSEED 180-03) in a M3 zone (General Industrial Business District).	Dismissed
58-15	05/10/16	12833 thru 12845 Fenkell	Hussein Alawie requests permission to intensify an existing legal nonconforming Minor Motor Vehicle Repair operation BY adding a Major Motor Vehicle Facility (collision shop with all vehicles awaiting repairs stored indoors) in a B2 zone (Local Business and Residential District).	Denied
7-16	05/10/16	335 S. Schaefer	Mustapha Akhdar requests permission to modify a previous Board Grant (BZA 69-95) which Granted permission to erect a 35' X 75' truck gas and service station with two (2) canopies and seven (7) pump islands as per lot plot BY legalizing four (4) additional pumps (installed without benefit of a permit) to total eleven (11) pump islands in a M4 zone (Intensive Industrial District).	Granted
10-16	05/24/16	6000 W. Vernor	Phillips Sign & Lighting / E&L Meats requests permission to modify a previous BZA Grant (BZA 31-14) which expanded an existing retail sales area BY replacing a 21' high business/identification/directional ground sign with a two-sided, 22'9" high, 103.5 square foot, internally illuminated business/identification ground sign with an Electronic Message Board component that covers not more than 25% of the sign face area in a B4 zone (General Business District).	Granted
14-16	05/24/16	2300 W. Davison	Gekko Enterprises, LLC c/o Jason Curis is requesting various waivers from development standards, use regulations and dimensional variances TO establish and construct a new Retail Store (Dollar Tree, By-Right-Use) approximately 9,801 square feet with an accessory parking lot in a B4 zone (General Business District).	Granted
30-15	05/24/16	6113 Livemois	Huss Cheayto requests to reverse the decision of the Planning and Development Department DENYING the site plan TO add a Major Motor Vehicle Repair Facility which will include an oil change operation to a Used Auto Sales use in a M2 zone (Restricted Industrial District).	Adjourned

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
142 6-16	06/07/16	5601 & 5701 W. Jefferson Ave.	Waterfront Terminal Holdings II, LLC requests that conditions #1 and #2 be removed from the conditional use permit where grant was approved in (BSEED 89-15) which established an Intermodal Freight Terminal with accessory outdoor storage (including coal or coke products) and screening of rock stone, slag, clay and concrete in a M4 zone (Intensive Industrial District).	Denied
143 8-16	06/07/16	16826 W. Warren	Hussein Ghoul requests a variance of spacing and locational regulation TO establish a Secondhand Store in a 1,200 square foot portion of an existing 2,400 square foot building which was approved in (BSEED 78-15) in a B4 zone (General Business District).	Granted
144 11-16	06/07/16	3434 Russell	James & Kari Manusich appeals the decision by the Buildings Safety Engineering and Environmental Department which reinstated the building permit that resulted in the dismissal of a request for a dimensional parking variance to establish a Rental/Banquet Hall (By-Right-Use) in an approximate 5,020 square foot unit of an existing residential/loft use building which was approved in (BSEED 180-03) in a M3 zone (General Industrial Business District).	Adjourned
145 16-16	06/21/16	6060 W. Vernor	Paul Amell requests permission to waive various TMSO architectural and site design standards to construct a 961 square foot carry out restaurant with drive-up/drive thru facilities and an accessory parking lot approved in (BSEED 73-15) in a B4 zone (General Business District).	Granted
146 54-15	07/26/16	14000 Fenkell	Clyde Sanders requests permission to modify a previous Board Grant (BZA 4-13) which allowed the legalization and re-establishment of a nonconforming second principle use (Minor Motor Vehicle Repair Facility) BY adding a Used Auto Sales and Service use on immediate adjacent lots, thereby expanding a nonconforming use in a B2 zone (General Business District).	Granted
147 23-25-16	07/26/16	4719, 4711, 4703, 4699 & 4693 16th Street	Phillip Kafka requests various dimensional variances a waivers of use regulations to establish and construct eight (8) residential units (Quonset Hut Project), where four (4) units are considered excessive principle structures on each of three (3) separate parcels of land or zoning lots in a R2 zone (Two Family Residential District).	Granted
148 28-16	07/26/16	2121 Trumbull	Vionna Adams / Detroit PAL requests a parking variance to establish an Outdoor Recreation (sports field), office and banquet space which will include a baseball field, the Police Athletic League's (PAL) headquarters and Hank Greenburg Hall of Heroes building (2 story), a State Police Outpost building (1 story), two dugouts, seating and an asphalt parking lot in a B4 zone (General Business District).	Granted
149 26-16	08/02/16	8869 Avis	Tadd Heidgerken / Young Nation Inc. requests various dimensional variances to intensify and expand an existing legal nonconforming use (Retail Store) BY adding a Neighborhood Center, Nonprofit use to the retail store and expand the existing nonconforming structure approximately 384 square feet into the front yard setback in a R2 zone (Two Family Residential District).	Granted
150 34-38-16	08/02/16	2301, 2381, 2390, 2471, 2432 and 2425 Ewald Circle	Ryan Court 2013 Limited c/o Jeffery Supowitz requests various dimensional variances to demolish 92 existing apartment units and construct 72 new units and a community building which will be larger and more modern than the existing housing that will include updated amenities and one car garages for each unit in a R3 zone (Low Density Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
39-42-16 151	08/02/16	1406 W. Elizabeth, 1355 W. Elizabeth, 2020 Trumbull, 2026 Trumbull and 2128 8th Street on various blocks and parcels bounded by Trumbull, Plumb, W. Elizabeth	Vienna Adams / Soave Enterprises requests various dimensional variances TO construct four (4) new mixed use buildings (Bldgs. A, C, D and E) with commercial uses on the first floors and residential units on the remaining floors, buildings to contain 45 units, 40 units and two (2) buildings containing 5 units each respectively totaling 89 residential units with associated parking in a B4 zone (General Business District).	Granted
43-16 152	08/16/16	3340 E. Eight Mile Rd	House of Dank c/o Marvin Jamo requests a variance of spacing and locational regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,664 square foot building which was Approved in (BSEED 15-16) in a B4 zone (General Business District).	Denied
44-16 153	08/16/16	1490 E. Outer Drive	Richard Gaetano/Dank House appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 16-16) which DENIED the request to establish a Medical Marihuana Caregiver Center (MMCC) in an existing 430 square foot building in a B2 zone (Local Business and Residential District).	Denied
46-16 154	08/16/16	16656 Harper	STT Holdings c/o Pollicella & Associates & Thamer Zedan requests a variance of spacing and locational regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,179 square foot portion of an existing 8,128 square foot building which was Approved in (BSEED 18-16) in a B4 zone (General Business District).	Denied
41-15 155	08/30/16	8343 Fenkell	Martin Waters requests permission to intensify an existing legal nonconforming use (Minor Vehicle Repair Facility) BY adding a Used Auto Sales and Service use within an approximate 4,760 square foot building and upon an approximate 9,300 square foot lot in a B2 zone (Local Business and Residential District).	Granted
12-16 156	08/30/16	16126 thru 16134 Wyoming	Mario Feagin requests permission to modify a previous Board Grant (101-91), which established a Hand Car Wash BY intensifying an existing legal nonconforming use, adding the parking of operable trucks on the lot in a B2 zone (Local Business and Residential District).	Granted
13-16 157	08/30/16	8864 Gratiot	Niki's Food / Ivory Properties Inc. requests a parking variance and variance of use regulations and development standards to establish a retail store (by-right-use) sale and bottling of salad dressing in an approximate 6,082 square foot building with accessory parking in a B4 zone (General Business District).	Granted
17-16 158	09/06/16	1300 thru 1314 Porter	Greg Mudge request permission to legalize an approximate 1,827 square foot outside patio area constructed without benefit of a permit that was added to an existing approximate 800 square foot building (nonconforming structure) containing a standard restaurant with a Group "C" Cabaret License (nonconforming use), thereby expanding the nonconforming use in a R3-H zone (Low Density Residential District-Historic).	Dismissed
18-16 159	09/06/16	8820 Wyoming	Ali Nassar requests permission to expand a nonconforming use (Motor Vehicle Filling Station) BY constructing an approximate 800 square foot addition to the building (nonconforming structure), thereby increasing the area for sales onto an approximate 660 square foot existing building to total approximate 1,460 square feet in a B2 zone (Local Business and Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
33-16	09/06/16	20703-20775 Pembroke	Shytown Properties, LLC / Salvation Army request permission to change the use of the entire existing approved non-conforming site from a (Emergency Shelter use) which was established in (BZA #47-10) to a non-conforming (Residential Substance Abuse Service Facility use), located on a campus site approximately 3.93 acres or 171,192 square feet, containing four (4) one story residential structures and one (1) garage totalling approximately 46,777 square feet in a R1 zone (Single Family Residential District).	Denied
BSEED 21-16	09/13/16	15797 Mack (aka 15781 Mack)	Isaiah Brown appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 21-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,250 square foot building in a B4 zone (General Business District).	Denied
BSEED 30-16	09/13/16	15831 Mack (aka 15837 Mack)	Sharleen Wadley & Jacqueline Jones appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 30-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,900 square foot building in a B4 zone (General Business District).	Denied
52-16	09/13/16	1904 Springwells (aka 1918 Springwells)	Johnathan Kello / Springwells Investment LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated July 20, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
53-16	09/13/16	22401 W. 8 Mile Rd.	Nabban Jarbo / Bank of Buds appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 27, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
54-16	09/20/16	8201 W. 8 Mile Rd	Aaron Pacheco c/o Pollicella & Associates appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 15, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
55-16	09/20/16	24251 W. McNichols	Marcel Farran appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 15, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
57-16	09/20/16	7455 Gratiot	Bruce Kello / Green Pharm LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 15, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
62-16	09/27/16	3127 Alter Rd., 2962 Ashland St. and 3000 Ashland St.	Mack Alter Homes LDHALP c/o Steve Flum requests various dimensional variances TO construct three (3) Multi-Family Structures on three (3) separate parcels (parcel A-16 units, parcel B-10 units and parcel C-10 units) in a R2 zone (Two Family Residential District).	Granted
80-16	09/27/16	1948 & 1933 Division	Matthew Aljian requests a dimensional parking variance and variance of developmental standards TO establish within three buildings office space, a restaurant, café and food production for a product that will be primarily sold on-site (a permitted by-right-use) in a M3 zone (General Industrial Business District).	Granted
19-16	10/04/16	19800 Pembroke Ave. (aka 19900 Evergreen Rd.)	Harmon Sign requests a variance of Use Regulation to replace an existing two (2) sided Institutional Bulletin sign with a new two (2) sided Institutional Bulletin sign with a LED and Electronic Message Board component for the Corpus Christi Catholic Community Church in a R2 zone (Two Family Residential District).	Granted
20-16	10/04/16	3201 W. Davison St.	Mohamed Seleh requests to modify a previous Board Grant (BZA 63-99) which legalized a new and used tire sales and service facility (Minor Motor Vehicle Services) BY expanding a legal nonconforming use, adding to the existing approximate 712 square foot building an approximate 742 square foot building that would contain two (2) service bays and total approximately 1,454 square feet in a B4 zone (General Business District).	Granted
21-16	10/04/16	7940 Tireman Ave.	Giovanni Collision, Inc./Bassim Shaikzainy appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 29-15) which DENIED the establishment to add a Used Motor Vehicle Sales Lot to an existing Major Motor Vehicle Repair in a B4 zone (General Business District).	Denied
58-16	10/11/16	19331 Mt. Elliott St.	Rex Rosenhaus c/o Pollicella & Associates, PLLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 20, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a M2 zone (Restricted Industrial District).	Dismissed
60-16	10/11/16	4140 E. Eight Mile Rd.	Sabrina Drinkwine appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 27, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
61-16	10/11/16	19156 Kelly Rd.	Mohamad Morad appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated July 26, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
63-16	10/11/16	16890 Telegraph Rd.	The Jazz Club c/o George Brikho appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated August 3, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
64-16	10/11/16	20226 Joy Rd.	Amru Meah, II / 5M Investment Properties, Inc. appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 3, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a R2 zone (Two-Family Residential District).	Dismissed
65-16	10/11/16	16196 Telegraph Rd.	Greenside Collective, INC/ Three Dudes Properties, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 3, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
22-16	10/18/16	22251 W. Grand River Ave.	Nasem Issak appeals the decision of the Buildings Safety Engineering and Environmental Department DENYING the site plan TO expand an existing Minor Motor Vehicle Repair Facility BY adding a Used Auto Parts Sales use and construct a two (2) bay garage and storage space in a B4 zone (General Business District).	Dismissed
27-16	10/18/16	17040 E. Eight Mile Rd.	Steve Flum / Kevin Miller requests a Variance of Use Regulation, and a Variance of Spacing Regulation TO establish a Used Motor Vehicle Sales lot on a 0.61 acre parcel with an existing 3,300 square foot building which was APPROVED in (BSEED 80-15) in a B4 zone (General Business District).	Granted
29-16	10/18/16	17600 Plymouth Rd.	O. H. Pye, III Funeral Home requests variances of developmental standards and dimensional requirements TO expand an existing parking lot accessory to a funeral home in a B4 zone (General Business District).	Granted
45-16	11/01/16	19424 W. Warren Ave	Mike Fadal Darwiche requests a Variance of Spacing/Localational Regulation TO establish a Used Motor Vehicle Sales Lot on a 10,000 square foot parcel with an existing 800 square foot building which was APPROVED in (BSEED 93-15) in a B4 zone (General Business District).	Dismissed

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Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
47-16	11/01/16	16630 Wyoming Ave.	Coalition on Temporary Shelter (COTS) c/o Cheryl P. Johnson requests a dimensional variance of excessive capacity limitation and a variance of use regulation TO establish an Emergency Shelter (140 beds capacity) in an existing two (2) story building which was APPROVED in (BSEED 05-16) in a R5 zone (Medium Density Residential District).	Granted
98-16	11/01/16	1462 Van Dyke aka 8030 Coe Ave.	Brian Hurltieme requests dimensional variances to construct eight (8), three (3) story residential multi-family townhouse units and a mixed use building with approximately 1,500 square feet of retail space for office use only which has four (4) residential apartments above, one studio and three (3) one bedroom units of 650 square feet and 750 square feet respectively in a R5-H zone (Medium Density Residential District).	Granted
66-16	11/15/16	15880 E. 8 Mile Rd.	Top Dollar Holdings c/o Kimberly Gaetano requests a variance of spacing and locational regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 2,400 square foot building which was Approved in (BSEED 25-16) in a B4 zone (General Business District).	Denied
68-16	11/15/16	11999 Gratiot	Top Dollar Holdings c/o Kimberly Gaetano requests a variance of spacing and locational regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,897 square foot building which was Approved in (BSEED 22-16) in a B4 zone (General Business District).	Granted
90-16	11/15/16	601 Mack	Detroit Fitness Foundation c/o Dale Hughes requests permission to establish and construct an Indoor Commercial Recreation Facility and Multi Sports Complex (By-Right-Use) that will include a world-class bicycle racing track (velodrome), running/walking/in line skating track and multi-purpose infield in an approximate 64,000 square foot air-supported structure at the northeast corner of Tolan Playfield in a PR zone (Parks and Recreation District).	Granted
48-16	11/29/16	15222 Tireman	Hassan Riham requests permission to Modify a previous Board Grant (BZA 21-10) which legalized and established a Lithography Sign Shop BY constructing an approximate 1,440 square foot building addition to park work vans in a B4 zone (General Business District).	Denied
49-16	11/29/16	9309 Hubbell (aka 9303 thru 9151 Hubbell)	Ryan's Hubbell Auto Parts, Inc. c/o Ronald M. Lewicki requests a Variance of Use Regulation TO expand an existing Junkyard (including scrap metal processing and used auto parts sales) on an approximate 23 acre parcel which was APPROVED WITH CONDITIONS in (BSEED 43-15) in a M4 zone (Intensive Industrial	Granted
50-16	11/29/16	8021, 8029, 8037 W. Warren & 8010 Holmes	Naqi Mohammad requests a variance of spacing regulation TO establish a Used Auto Sales use and Minor Motor Vehicle Repair Facility which are both (by-right-uses). Only the Used Auto Sales use requires the spacing variance in this instance in a M4 zone (Intensive Industrial District).	Denied
51-16	12/06/16	13231 Conant St	Mohammad Ashiq / Chadi Bazzi requests a parking variance to establish a Minor Motor Vehicle Repair Facility which was Approved in (BSEED 82-15) in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
56-16	12/06/16	18500 Wyoming Ave.	Haisam Nassar / Frederick Ideozu requests permission to expend a legal nonconforming use (Major Motor Vehicle Repair Facility) BY constructing an approximate 1,290 square foot (two-bay) garage building addition onto an existing approximate 1,288 square foot (two-bay) garage building in a B2 zone (Local Business and Residential District).	Granted
59-16	01/24/17	13000 E. Eight Mile Rd.	Majed Oraha request variances of developmental standard and use regulation to MODIFY a previous BSEED grant, (BSEED 41-13) which expanded an existing Used Motor Vehicle Sales Lot to include the entire block BY waiving a six foot high masonry wall along the south property line, installing landscaping at the corner of Eight Mile and Joann and providing all dumpsters be enclosed with masonry walls and opaque gates per approved plans in a B4 zone (General Business District).	Granted
70-16	01/24/17	4465 Grand River Ave.	Ken Moody requests permission to MODIFY a previous grant (BZA 190-93) which re-established a Junkyard/Auto Yard (nonconforming use) BY expanding the existing lot onto four (4) immediately adjacent lots, thereby expanding the nonconforming use in a B4 zone (General Business District).	Denied
75-16	01/24/17	17425 Sherwood St.	Cezar Zak / Cezar Zak Properties, Inc. requests an Off-Street-Parking Variance TO establish a Major Motor Vehicle Repair Facility (including bumping and painting) in an existing building which was APPROVED WITH CONDITIONS in (BSEED 12-16) in a M4 zone (Intensive Industrial District).	Granted
77-16	01/24/17	13708-10 & 13720-30 W. McNichols Rd	Musemil Yinosa requests an Off-Street-Parking Variance TO establish a Mosque (Religious Institution / By-Right-Use) in an approximate 6,000 square foot building and an associated commercial parking lot or parking area in a B2 zone (Local Business and Residential District).	Adjourned
69-16	01/31/17	10 E. Eight Mile Rd.	Dina Hamzee requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,225 square foot building, which was APPROVED in (BSEED 20-16) in a B4 zone (General Business District).	Granted
71-16	01/31/17	8200 E. Eight Mile Rd.	Michael George Abbo / Cloud 9 Relief requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 1,953 square foot building which was APPROVED in (BSEED 39-16) in a B4 zone (General Business District).	Denied
72-16	01/31/17	2930 E. Grand Blvd	Cort Kwiecinski / Yuliya Amelchenko appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 3, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
73-16	01/31/17	18207 W. Eight Mile Rd.	Ayen Meiou / Hello Wellness requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 2,400 square foot portion of an existing approximate 3,600 square foot building APPROVED in (BSE&ED 38-16) in a B4 zone (General Business District).	Denied

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Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
63-16	02/14/17	16890 Telegraph Rd.	The Jazz Club c/o George Brikho appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated August 3, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
74-16	02/14/17	4233 Joy Rd.	Kevin Thomas / KushZone Medical Relief Center requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 2,898 square foot building APPROVED in (BSEED 35-16) in a B4 zone (General Business District).	Denied
76-16	02/14/17	19344 W. Seven Mile Rd.	Fadi Antoine appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 10, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
78-16	02/14/17	7355 Bryden St	Bilal Seklaoui request a Variance of Spacing/Locational Regulation TO establish a Motor Vehicles, used salesroom or sales lot (by-right-use) in a M3 zone (General Industrial District).	Granted
BSEED 27-16	02/28/17	5700 E. Eight Mile Rd	Vince Austin appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 27-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in a 5,136 square foot portion of an existing 12,626 square foot building in a B4 zone (General Business District).	Granted
67-16	02/28/17	5540 E. 8 Mile Rd	Dino Industries, LLC c/o Vince Austin requests a variance of spacing and locational regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,000 square foot building which was Approved in (BSEED 17-16) in a B4 zone (General Business District).	Granted
79-16	02/28/17	16084 E. Eight Mile Rd.	Steve Dennis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in one (1) unit of an existing two (2) unit 6,500 square foot building APPROVED in (BSEED 31-16) in a B4 zone (General Business District).	Denied
81-16	02/28/17	471 S. Schaefer	Motor City Wellness c/o Mohamed Chamout requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 2,380 square foot unit of an existing three (3) unit 7,350 square foot building APPROVED in (BSEED 36-16) in a M4 zone (Intensive Industrial District).	Granted
82-16	02/28/17	18830 Woodward Ave.	Michael Beydoun appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 2, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
83-16 210	02/28/17	14501 Mack Ave	Teri Hargrave / House of Zen requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,323 square foot portion of an existing building APPROVED in (BSEED 37-16) in a B4 zone (General Business District).	Granted
84-16 211	02/28/17	16331 W. Eight Mile Rd.	Area 51, Inc. c/o Niles Antoon requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 3,770 building APPROVED in (BSEED 26-16) in a B4 zone (General Business District).	Denied
85-16 212	03/14/17	16541-55 Harper Ave.	Kenneth S. Nelson appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated September 1, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
86-16 213	03/14/17	22635 Plymouth Rd.	Michael Danner c/o Pollicella & Assoc. PLLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 10, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Dismissed
87-16 214	03/14/17	19390 Woodward Ave.	Jenero Dawood c/o Pollicella, PLLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 10, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Dismissed
88-16 215	03/14/17	24731 and 24605 W. Eight Mile Rd.	Ace Yono c/o Pollicello & Associates, PLLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 10, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
89-16 216	03/21/17	575 Bellevue St.	Temple Plaza, Inc. c/o Dennis Kefallinos appeals the decision of the Buildings and Safety Engineering and Environmental Department (BSEED 01-16) which DENIED the addition of a Cabaret to an existing Standard Restaurant with the sale of alcoholic beverages for consumption on the premises on the ground floor of a five (5) story building in a SD4 zone (Special Development- Mixed Riverfront Use District).	Denied
95-16 217	03/21/17	18709 Meyers Rd.	Color Holdings LLC request permission to change from one nonconforming use (Medical Clinic) to another nonconforming use (Office, Business or Professional) in a R2 zone (Two Family Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
99-16	03/21/17	9122 Greenfield (aka 9114 thru 9100 Greenfield)	Bassem Jawad / Danna Group appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 32-16) which DENIED adding a Used Motor Vehicle Sales Lot to an existing Major Motor Vehicle Repair Facility in an approximate 6,120 square foot building in a B4 zone (General Business District).	Adjourned
96-16	04/25/17	18211 W. McNichols Rd.	Kahri Wheeler appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 25, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property; unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Adjourned
97-16	04/25/17	13990 Gratiot Ave.	JJRX Enterprises LLC / Amira partners LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 2,900 square foot unit of an existing approximate 3,900 square foot building APPROVED in (BSEED 44-16) in a B4 zone (General Business District).	Denied
100-16	04/25/17	15050 Gratiot Ave. (aka 15100 Gratiot Ave.)	Happy Comer 2, LLC c/o Alvin Alyas appeals the decision of the Buildings Safety Engineering and Environmental Department's letter dated March 3, 2016, which states; "your application to establish a Medical Marihuana Caregiver Center has been DENIED because the location is within a Drug Free Zone as set forth in Section 61-3-353 of the 1984 Detroit City Code." in a B4 zone (General Business District).	Dismissed
115-16	05/09/17	3401 Livemois Ave.	Shawn Allos requests a variance of location or amount of Off-Street-Parking TO reconstruct an existing Retail Store with SDM & SDD Licenses (Carry-Out Sale of Beer, Wine and Liquor for consumption off the premises) in a new 4,950 square foot building and add a carry-out restaurant use in a B2 zone (Local Business and Residential District).	Granted
7-17	05/09/17	4004, 4031, 4015 Fourth, 4034 Fourth & 831 W. Alexandrine, 4100 Fourth, 3940, 4024, 4035 Fourth, 3920, 4010, 4021 Fourth, 3930, 4018, 4021 Fourth	Susan Mosley/Midtown Detroit Inc. requests permission to construct twenty (20) Single Family Dwellings with attached garages, (By-Right-Uses), fourteen (14) of which have dimensional deficiencies and require various dimensional variances that include deficient lot area, lot width, front, side and rear yard setback and excessive lot coverage s in a R2 zone (Two Family Residential District).	Granted
24-17	05/09/17	8585 Greenfield Rd.	Ahmad Mahmoud requests a variance of spacing and locational regulation TO establish a Pawn Shop in an existing 3,266 1,200 square foot building which was approved in (BSEED 151-16) in a M4 zone (Intensive Industrial District).	Granted
94-16	05/16/17	2437 S. Schaefer Hwy.	Mike Fisher appeals the decision of the Buildings Safety Engineering and Environmental Department's decision dated August 19, 2016 DENYING the site plan to establish a Major and Minor Motor Vehicle Repair Facility (conditional use) in a B4 zone (General Business District).	Denied
42-17	05/16/17	4739 Van Dyke	Zion Hope Baptist Church c/o Rev. Vincent Wolf requests a variance of deficient Location or Amount of Off-Street-Parking and deficient General Dimensional Standard of required setback of the parking lot from Seyburn Street TO establish a Religious Institution (Church) and construct a new 90' x 203', approximate 18,270 square foot one-story structure with mezzanine level and with an accessory parking lot, all Approved in (BSEED 90-15) in a R2 zone (Two Family Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
103-16 227	05/23/17	15308 E. Eight Mile Rd.	East 8 Mile Wellness, LLC c/o Seth Tompkins requests a Variance of Spacing / Locational Regulation TO establish a Medical/Marihuana Caregiver Center (MMCC) in an approximate 3,200 square foot portion of an existing approximate 8,400 square foot building APPROVED in (BSEED 41-16) in a B4 zone (General Business District).	Denied
108-16 228	05/23/17	15515 Fenkell	Leaf Box, LLC / Carla Clemons appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated October 18, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B2 zone (Local Business and Residential District).	Denied
32-17 229	06/06/17	16856 Meyers Rd.	Ghassan Alawie requests a Variance of Spacing/Locational Regulation and a Variance of Use Regulation TO establish a Used Motor Vehicle Sales Lot on a parcel which was rezoned to B4 by the Detroit City Council in 2016 at the request of the applicant and APPROVED in (BSEED 181-16) in a B4 zone (General Business District).	Granted
35-17 230	06/06/17	7403 E. Canfield St.	Linsey Higgins requests permission to change from one nonconforming use (Retail & Vacant Land) to another nonconforming use (Child Care Center & Physical Therapy Clinic) in an approximate 5,107 square foot building in a R2 zone (Two Family Residential District).	Granted
43-17 231	06/17/17	18611-33 Joy Rd	Joy Investments, LLC requests variances of various Developmental Standards and Dimensional Deficiencies TO demolish an existing approximate 2,776 square foot building, construct a new approximate 3,295 square foot addition to an existing approximate 6,633 building, establishing an approximate 9,928 square foot Retail Store (Dollar Tree / By-Right-Use) with an associated parking lot in a B4 zone (General Business District).	Granted
109-16 232	06/20/17	19705 W. Seven Mile Rd.	Carlos Richards requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,720 square foot unit of an existing two unit approximate 2,947 square foot building APPROVED in (BSEED 74-16) in a B4 zone (General Business District).	Granted
110-16 233	06/20/17	20046 W. Warren	Green Genie Inc. / Alvin Alosachi requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in the 940 square foot first floor space of an existing two-story, 1,880 square foot building, APPROVED in (BSEED 43-16) in a B4 zone (General Business District).	Withdrawn
111-16 234	06/20/17	3600 E. Eight Mile Rd.	King Seaweed / Roy Meyo requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 3,388 square foot unit of an existing two unit, 5,760 square foot building APPROVED in (BSEED 28-16) in a B4 zone (General Business District).	Denied
114-16 235	06/27/17	1237 Michigan Ave	Samir Olabi requests Variances of Development Standards (TMSO) to intensify an existing legal nonconforming use (Auto Wash/Retail Store) TO construct an approximate 1,344 square foot building and add a Quick-Oil Change Facility in a B4 zone (General Business District), TMSO and Michigan Ave. Gateway Radial Thoroughfare Overlay Area.	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
52-17 236	06/27/17	8300 Mt. Elliott St	Amed Abdulla Abuzaid requests a Variance of Spacing / Locational Regulation TO add a Used Motor Vehicle Sales Lot to an existing Minor Motor Vehicle Repair Facility with the required residential screening, trash enclosure and landscaping, which was APPROVED conditionally in (BSEED 02-17) in a B4 zone (General Business District).	Granted
112-16 237	07/11/17	20481 Van Dyke	Pure Van Dyke c/o Doreen Yono-Azir appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 40-16) which DENIED the establishment a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,330 square foot unit of an existing two unit, approximate 2,660 square foot building in a B4 zone (General Business District).	Adjourned
113-16 238	07/11/17	19533 W. Warren	Ahmed Ayoub requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,120 square foot building APPROVED in (BSEED 48-16) in a B4 zone (General Business District).	Granted
116-16 239	07/11/17	14846 W. Seven Mile Rd	Bamboo Medical, Inc #3 / Dina Hamze appeals the decision of the Buildings Safety Engineering and Environmental (BSEED 23-16) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) (Conditional Use) in an approximate 1,078 square foot unit of an existing eight unit, approximate 10,080 square foot building in a B4 zone (General Business District).	Denied
67-17 240	07/11/17	3474 E. Vernor	E. Vernor COGIC/Pastor John Payne requests dimensional variances TO construct a 2,304 square foot addition to an existing 2,604 square foot Religious Institution (expansion) which was APPROVED with conditions in (BSEED 179-16) in a R2 zone (Two Family Residential District).	Granted
BSEED 227-16 241	08/15/17	11526 Woodward	Community appeal of BSEED's approval of multifamily dwelling	
114-16 242	08/15/17	1237 Michigan	Existing use (auto wash) is nonconforming. Petitioner seeks to add another nonconforming use (oil change facility).	Denied
2-17 243	08/15/17	14800 Tireman	MMCC is appealing BSEED denial of the MMCC's SLU application.	Granted
1-17 244	08/15/17	22350 West Warren	BSEED determined that the MMCC is in a DFZ created by a school located 118 feet away.	
BSEED 46-16 245	08/15/17	4400 Oakman	Community appeal of BSEED's conditional approval of the MMCC's SLU application.	
51-17 246	08/22/17	1301 to 1313 Seward	BSEED approved site plan with conditions to Multi-family dwelling.	Granted
82-17 247	08/22/17	1301 to 1313 Seward	Petitioner seeks dimensional variances for: (1) deficient front setback (20 feet required, 6 feet 10 inches proposed), (2) deficient side setbacks (16 feet required, 5 feet proposed), (3) deficient loading spaces (two 12 by 35 foot spaces are required, 20 by 6 and 16 by 10 foot spaces proposed), (4) deficient parking spaces (68 spaces required including 3 handicapped spaces, 63 spaces, including 0 handicapped spaces, proposed	Granted
BSEED 172-16 248	08/22/17	20041 West 8 Mile	Community appeal of BSEED's conditional approval of the MMCC's SLU application.	



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
249	08/22/17	4255 McGraw	Petitioner seeks to change use from retail to a training center and small parts assembly, which is a type of low/medium impact manufacturing or processing.	Dismissed
250	08/22/17	53 to 111 Marston	Petitioner seeks dimensional variances for: (1) deficient side setback (14 feet required, 5 feet proposed), (2) excessive FAR (9,130 square feet excessive).	Granted
251	08/29/17	1620 Michigan	Petitioner seeks dimensional variances for: (1) deficient residential parking (139 spaces required, 87 spaces proposed) (2) deficient retail parking (145 spaces required, 0 spaces proposed) (3) deficient off-street loading (2 spaces required, 1 space proposed) (4) deficient ROW screening (5) excessive TMSO front setback (maximum 28 feet required, 38 feet proposed) (6) excessive TMSO fencing (3 foot tall wall allowed, 8 foot wall proposed) (7) Signage (Roof signs prohibited in TMSO, 1 roof sign is proposed)	Granted
252	08/29/17	18433 West 8 Mile	MMCC is appealing BSEED denial of the MMCC's SLU application.	Adjourned
253	08/29/17	20516 Van Dyke	MMCC is appealing BSEED denial of the MMCC's SLU application.	Adjourned
254	08/29/17	24363 Grand River	MMCC requests spacing variance from: Religious institution located 768 feet away Religious institution located 328 feet away.	Dismissed
255	09/05/17	12363 Moran	Sheink S. Miah request permission to intensify a non-conforming Retail Grocery Store by adding a Carryout Restaurant which was established in (BZA Case 22-11 on June 8, 2011), located on approximately 3,525 square feet, containing a one story structure totaling approximately 1,297 square feet in a R2 zone (Two-Family Residential District).	Granted
256	09/05/17	1900 East 7 Mile	Ronald E. Womble appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 18-15) which (Approved With Conditions) TO establish a Used Motor Vehicle Sales Lot with an existing occupied structure (approximately 8200 square feet) in a B4 zone (General Business District).	Granted
257	09/05/17	4944 Hillcrest St	Sylvia Shelby Bradley, BVS LLC, representative for National Coney Island request to reverse the decision of the Buildings Safety Environmental Department Case No. 71-17 which DENIED the request to demolish an existing single family dwelling and construct a parking lot (13 spaces) accessory to the Restaurant at 19017 Mack Ave. in a R1 zone (Single Family Residential District).	Denied
258	09/05/17	7780 Majestic	Ademola Owaguge request to add a Junkyard (legalize) to an existing Used Auto Sales Lot, Used Auto Parts Sales (including dismantling) and Minor Auto Repair Facility (established January 12, 2012 by permit BLD2012-00150 and BSEED Grant #31-11) on approximately 1.8 acre parcel with an existing 10,510 square foot building (APPROVED with CONDITIONS) in an M4 zone (Intensive Industrial District)	Adjourned

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
84-17 259	09/07/17	13000 E.Eight Mile	Majed Oraha request variances of developmental standard and use regulation to MODIFY a previous BSEED grant, (BSEED 41-13) which expended an existing Used Motor Vehicle Sales Lot to include the entire block BY waiving a six foot high masonry wall along the south property line, installing landscaping at the corner of Eight Mile and Joann and providing all dumpsters be enclosed with masonry walls and opaque gates per approved plans in a B4 zone (General Business District).	Granted
11-17 260	09/07/17	13014 Gratiot	Hermiz Bashi requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 3,080 square foot unit an existing three-unit, approximate 10,000 square foot building, which was APPROVED conditionally in (BSEED 61-16) in a B4 zone (General Business District).	Denied
12-17 261	09/07/17	13350 East 8 Mile	Jimmy Ellis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 2,104 square foot building, which was APPROVED conditionally in (BSEED 60-16) in a B4 zone (General Business District).	Denied
6-17 262	09/07/17	15500 East 8 Mile	Kush Brothers, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 3,600 square foot building which was APPROVED conditionally in (BSEED 58-16) in a B4 zone (General Business District).	Denied
8-17 263	09/07/17	7577 West 8 Mile	Marvin Khemorro appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 85-16) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,935 square foot building in a B4 zone (General Business District).	Denied
10-17 264	09/12/17	10539 Joy Rd.	Anthony Sako requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,750 square foot portion of an existing one-story, approximate 9,100 square foot building, which was APPROVED conditionally in (BSEED 92-16) in a B2 zone (Local Business and Residential District).	Denied
14-17 265	09/12/17	13815 West 8 Mile	Heather Gattie requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,544 square foot building, which was APPROVED conditionally in (BSEED 89-16) in a B4 zone (General Business District).	Adjourned
13-17 266	09/12/17	20477 Schaefer	Timothy Taleb requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,777 square foot unit of an existing two-story unit, approximate 3,361 square foot building, which was APPROVED conditionally in (BSEED 47-16) in a B4 zone (General Business District).	Denied
9-17 267	09/12/17	7722 East 8 Mile	8 & Van Dyke Helping Hand/Terrace Malinda Smith requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 900 square foot unit an existing four-unit, approximate 3,510 square foot building, which was APPROVED conditionally in (BSEED 51-16) in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
16-17	09/14/17	13837 Conant	Rockwood Farms requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,800 square foot first floor of an existing two-story approximate 2,700 square foot building, which was APPROVED conditionally in (BSEED 50-16) in a B4 zone (General Business District).	Denied
17-17	09/14/17	1644 East 7 Mile	Tommie R. Gaines requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 875 square foot unit of an existing five-unit, approximate 4,000 square foot building, which was APPROVED conditionally in (BSEED 54-16) in a B4 zone (General Business District).	Denied
19-17	09/14/17	17179 Harper	Jerry Frost requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 835 square foot building, which was APPROVED conditionally in (BSEED 63-16) in a B4 zone (General Business District).	Denied
18-17	09/14/17	8287 Southfield Road	David S. Makki appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated February 8, 2017, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Granted
20-17	09/19/17	14917 Gratiot	Power Play Power Sports 2, Inc. requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing two-unit approximate 1,726 square foot building which was APPROVED conditionally in (BSEED 69-16) in a B4 zone (General Business District).	Granted with Conditions
3-17	09/19/17	18433 West 8 Mile	Norman George appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 56-16) which DENIED the establishment of a Medical Marihuana caregiver Center (MMCC) in an existing approximate 1,625 square foot building in a B4 zone (General Business District).	Denied
50-17	09/19/17	18637 Mt. Elliott	Request to change use from machine shop to used motor vehicle sales. Associated dimensional deficiencies include (1) number of off-street parking spaces, (2) residential screening, (3) location not on a major thoroughfare, (4) right of way screening, (5) waste receptacle screening	Granted
41-17	09/19/17	2819 Jerome	Alvin Alosachi requests Dimensional Variance to waive Condition #7 of BSEED 194-16 which Approved with conditions a Towing Service Storage yard on approximately 12,400 square feet in the east building and eastern lot approximately 2,420 square feet in a M2 zone (Restricted Industrial District).	Granted with Conditions
58-17	09/26/17	1021 West Grand Blvd.	Jason Miller request permission to change the use of the entire existing approved non-conforming site from a (Office & Garage) which was established in (BSEED Permit# 44173 issued 1-25-1978) to a non-conforming (Contractor Yard), located on a site approximately 5900 square feet, containing a one story brick structure totaling approximately 2151 square feet in a SD2 zone (SPECIAL DEVELOPMENT DISTRICT).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
14-17 277	09/26/17	13815 West 8 Mile	Heather Gattie requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,544 square foot building, which was APPROVED conditionally in (BSEED 89-16) in a B4 zone (General Business District).	Denied
65-17 278	09/26/17	3401 Martin	Craig Tononi/3401 Martin Properties, LLC appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 03-17 May 12, 2017) which DENIED the establishment of a Junkyard on a 10.7 acre parcel in a M4 zone (Intensive Industrial District).	Denied
59-17 279	09/26/17	7075 Lydon	Ramy Yaldo requests a waiver of dimensional variances for a Junkyard (including dismantling) approved with conditions by (BSEED 206-16 4-15-2017) on a 1.5 acre parcel with two existing buildings in a M4 zone (Intensive Industrial District).	Granted
21-17 280	09/26/17	Mark Zuccato/ZM EQUITIES, LLC	Mark Zuccato requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 2,592 square foot building which was APPROVED conditionally in (BSEED 106-16) in a B4 zone (General Business District).	Denied
22-17 281	10/03/17	13898 East 8 Mile	Indicanna Holistic Health requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing one-story irregular shaped approximate 1,891 square foot building which was APPROVED with conditions in (BSEED 96-16) in a B4 zone (General Business District).	Denied
25-17 282	10/03/17	14838 West 7 Mile	Myong Labrett appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 64-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,008 square foot unit of an existing eight unit 10,080 square foot bldg. in a B4 zone (General Business District).	Dismissed
26-17 283	10/03/17	15831 Mack	Adam MacDoanld requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,900 square foot building which was APPROVED with conditions in (BSEED 30-16) in a B4 zone (General Business District).	Denied
BSEED 172-16 284	10/03/17	20041 W. 8 Mile	James Milton Peoples appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 172-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 1,782 square foot building in a B4 zone (General Business District).	Denied
BSEED 62-16 285	10/03/17	20101 West 8 Mile	Competitor appeal of BSEED's conditional approval of MMCC.	Denied
23-17 286	10/03/17	20211 West McNichols	Green Cure MMCC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 462 square foot portion of an existing 1,200 square foot building which was APPROVED with conditions in (BSEED 95-16) in a B4 zone (General Business District).	Denied
83-16 287	10/10/17	14501 Mack	Teri Hargrave / House of Zen requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,323 square foot portion of an existing building APPROVED in (BSEED 37-16) in a B4 zone (General Business District). Request for spacing variances from 1 controlled use and 1 religious institution.	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
28-17 288	10/10/17	155545 Mack	Valerie Felder appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 78-16) which DENIED the establishment of a Medical Marihuana caregiver Center (MMCC) in an existing approximate 1,058 square foot building in a B4 zone (General Business District).	Denied
79-16 289	10/10/17	16094 East 8 Mile	Steve Dennis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in one (1) unit of an existing two (2) unit 6,500 square foot building APPROVED in (BSEED 31-16) in a B4 zone (General Business District). Request for spacing variances from 2 controlled uses.	Denied
63-16 290	10/10/17	16890 Telegraph	The Jazz Club c/o George Brikho appeals the decision of the Buildings Safety Engineering and Environmental Department's Administrative Review and Correction Order dated August 3, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District). Drug Free Zone created by Rouge Valley Parkway.	Denied
82-16 291	10/10/17	18830 Woodward	Michael Beydoun/Michelle Whitney appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 2, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
85-16 292	10/12/17	16541 - 16555 Harper	Kenneth S. Nelson appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated September 1, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
30-17 293	10/12/17	21345 West 8 Mike	Louie Elias/8Mile Reserve, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing one-story, 2,200 square foot building, which was APPROVED conditionally in (BSEED 75-16) in a B4 zone (General Business District). Request for spacing variance from 1 controlled use.	Denied
81-16 294	10/12/17	471 South Schaefer	Motor City Wellness c/o Mohamed Chamout requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 2,380 square foot unit of an existing three (3) unit 7,350 square foot building APPROVED in (BSEED 36-16) in a M4 zone (Intensive Industrial District)	Granted
37-17 295	10/12/17	7780 Majestic	Adernola Owaguge request to add a Junkyard (legalize) to an existing Used Auto Sales Lot, Used Auto Parts Sales (including dismantling) and Minor Auto Repair Facility (established January 12, 2012 by permit BLD2012-00150 and BSEED Grant #31-11) on approximately 1.8 acre parcel with an existing 10,510 square foot building (APPROVED with CONDITIONS) in an M4 zone (Intensive Industrial District)	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
296	10/12/17	8491 Southfield	Atif Bawahab appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated February 8, 2017, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B2 zone (Local Business and Residential District).	Denied
297	10/17/17	12632 East 8 Mile	NSI Construction appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated March 6, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Granted
298	10/17/17	15070 Schaefer	James Toma requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 7,808 square foot building which was APPROVED with conditions in (BSEED 84-16) in a B4 zone (General Business District).	Denied
299	10/17/17	15601 aka 15605 Mack	Christina Carrillo appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 111-16) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) in an existing one story 1,200 square foot unit of a 2,400 square foot building in a B4 zone (General Business District).	Denied
300	10/17/17	19111 Glendale	Salman Ali requests a Parking Variance for the establishment of a Medical Marihuana caregiver Center (MMCC) in an existing two-story 13,507 square foot building APPROVED w/ Conditions by the Buildings Safety Engineering and Environmental Department (BSEED 110-16) in a M4 zone (Intensive Industrial District).	Granted
301	10/17/17	7304 Michigan	Taymoor Yousif requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,080 square foot unit of an existing three unit 3,380 square foot building, which was APPROVED conditionally in (BSEED 88-16) in a B4 zone (General Business District).	Denied
302	10/26/17	11630 Russell	Mark Schmier/Midwest Meds c/o Pollicella & Associates PLLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated March 8, 2017, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a M4 zone (Intensive Industrial District).	Denied
303	10/26/17	1803 West Fisher	1803 W. Fisher / Leslie Wardell is filing an appeals the decision of the Building, Safety Engineering and Environmental Department that "Off-Premise Advertising Signs" is not allowed at this location TO construct a new Advertising Sign (Billboard), internally illuminated, Changeable Copy, double faced. Within the area bounded by East Grand Boulevard, the Detroit River and West Grand Boulevard, in a B4 Zone (General Business District).	Denied
304	10/26/17	20245 Van Dyke		

Highlighting changes made in the last Hour

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
68-17 305	10/26/17	3010 Glendale	Jessie Clanton requests dimensional variances and variances of developmental standards and use regulations TO modify the 50% rear setback (to park) to an approximate 1,330 square foot garage with a residential structure on a 10,472 square foot lot in a R2 Zone (Two-Family Residential District).	Granted
60-17 306	10/26/17	7735 Central Ave.	Hussein Shuku appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 187-16 April 6, 2017) which DENIED the addition of a Junkyard to an existing Used Motor Vehicle Sales Lot, Used Auto Parts Sales and Major Motor Vehicle Repair Facility on a 3.4 acre parcel with a 46,580 square foot building in a M4 zone (Intensive Industrial District).	Dismissed
48-17 307	10/31/17	12604 East Jefferson	Adam A. Applebaum requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 960 square foot unit of an existing 4,074 square foot unit which was APPROVED conditionally in (BSEED 98-16) in a B4 zone (General Business District).	Granted with Conditions
53-17 308	10/31/17	18334 West Warren	Ahmand T. Karim – Motown Meds requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,082 square foot unit (Suite B) of an existing one-story, 6534 square foot, three-unit multi-tenant development building which was APPROVED conditionally in (BSEED 236-16) in a B4 zone (General Business District).	Granted
49-17 309	10/31/17	19741 West 7 Mile	Reginald Venoy requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 1,080 square foot building which was APPROVED conditionally in (BSEED 132-16) in a B4 zone (General Business District).	Adjourned
46-17 310	10/31/17	21651 West 8 Mile	CRAW Enterprises, Inc. (Derek Loussia) requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,284 square foot unit of an existing multiple-unit shopping center, which was APPROVED conditionally in (BSEED 34-16) in a B4 zone (Local Business District).	Denied
47-17 311	10/31/17	2300 South Schaefer	Rachel High/Treetop Therapy requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 2,086 square foot unit (Suite 1) of an existing one-story 6,564 square foot multi-use tenant development building, which was APPROVED conditionally in (BSEED 219-16) in a B4 zone (General Business District).	Under Advisement
55-17 312	11/09/17	16725 Mack	Nationwide Funding II, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 159-16) which DENIED the request to establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,248 square foot irregular shaped one-story building in a B4 zone (General Business District).	Dismissed
56-17 313	11/09/17	16824 Harper	Blair Lee requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) on the 1st floor of an existing 2,650 square foot building, which was APPROVED w/Conditions in (BSEED 124-16) in a B4 zone (General Business District).	Granted with Conditions

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
96-16	11/09/17	18211 West McNichols	Kahri Wheeler appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 25, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
57-17	11/09/17	3600 East 8 Mile	King Seaweed/Roy Meyo requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 3,388-square foot unit of an existing two-unit square foot building, which was APPROVED w/Conditions in (BSEED 28-16) in a B4 zone (General Business District).	Denied
54-17	11/09/17	3840 East 8 Mile	Morgan Kemp appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 128-16) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) in a 685-square foot unit of an existing 3,380 square foot building in a B4 zone (General Business District).	Denied
99-17	11/09/17	63 E. Baltimore	Giffels Webster requests variances to construct a Mixed-use residential and commercial building in a proposed 115,890 square foot building with 144 residential units, live/work units and a resident garden, ground floor resident amenities and 5 retail units (By-Right-Uses), with dimensional variances needed, rear setback, off-street parking residential and commercial and off-street loading residential and commercial in a SD2 zone (Special Development District).	Granted
61-17	11/14/17	15512 West Warren	Starbuds - MI, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an 800-square foot building, which was APPROVED w/Conditions in (BSEED 77-16) in a B4 zone (General Business District).	Denied
71-17	11/14/17	3401/3365 & 3355 East Forest	Amos Paul Kennedy, Jr. request permission to change the use of the entire existing approved non-conforming site from a (Garage Minor Repair) which was established in (BSEED Permit# 37060 issued 10-25-1927) to a non-conforming (Printing Shop), located on a site approximately 6300 square feet, containing a structure totaling approximately 3520 square feet in a R2 zone (TWO-FAMILY RESIDENTIAL DISTRICT).	Granted
72-17	11/14/17	8825 Grinnell	Troy's Towing requests Dimensional Variance to waive Conditions #3, #4 and #5 of BSEED 09-14 which Approved with conditions the establishment of a Towing Service Storage yard on approximately 3.9 acre parcel in a M2 zone (Restricted Industrial District).	Granted
70-17	11/14/17	8900 & 8930 McGraw	Vinnie C. Shokrie appeals the decision of the Buildings Safety Engineering and Environmental Department DENYING the site plan TO change an existing Restaurant to a proposed Gas Station/Retail in a B4 zone (General Business District).	Granted
63-17	11/16/17	10101 Fenkell	Javier Gomez requests a Variance of Spacing / Locational Regulation and a parking variance TO establish a Medical Marihuana Caregiver Center (MMCC) an existing three-unit, 8,060 square foot building, which was APPROVED conditionally in (BSEED 161-16) in a B2 zone (Local Business and Residential District).	Granted
BSEED 239-16	11/16/17	19154 James Couzens		

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Highlighting changes made in the last Hour



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
64-17	11/16/17	19390 Woodward	Jenero Dawaud c/o Pollicella & Associates PLLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated May 1, 2017, which states: Discontinue use of premises as a Medical Marhuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
62-17,	11/16/17	3511 South Fort St.	Fort Street Health/Steven Kado requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in a 1,285 square foot unit of an existing three-unit, 3,353 square foot building, which was APPROVED conditionally in (BSEED 91-16) in a B4 zone (General Business District).	Denied
BSEED 244-16	11/16/17	8640 Grinnell	Joe Ann Williams appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 244-16) which (Approved With Conditions) TO establish a Medical Marhuana Caregiver Center (MMCC) in an existing one-story 11,228 square foot building in a M2 (Restricted Industrial District).	Granted
102-17	11/16/17	19301 Livernois	Matthew Hessler, Bagley Forest Property, LLC requests variances to construct a Mixed-use Development in a proposed 24,882 square foot parcel with residential and retail units (By-Right-Uses) in a Traditional Main Street Overlay (TMSO), with dimensional variances needed, in a B4 zone (General Business District).	Granted
6-17	11/28/17	15500 E. Eight Mile Rd.	Kush Brothers, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in an existing approximate 3,600 square foot building which was APPROVED conditionally in (BSEED 58-16) in a B4 zone (General Business District).	Denied
30-17	11/28/17	21345 W. Eight Mile Rd.	Louie Elias/8Mile Reserve, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in an existing one-story, 2,200 square foot building, which was APPROVED conditionally in (BSEED 75-16) in a B4 zone (General Business District).	Denied
66-17	11/28/17	14400 Woodrow Wolson	Mohammed Alley appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 116-16) which DENIED the establishment of a Medical Marhuana caregiver Center (MMCC) in a 33,683 square foot building in a M4 zone (INTENSIVE INDUSTRIAL DISTRICT).	Denied
73-16	11/28/17	18207 West 8 Mile	Aylen Meiou / Hello Wellness requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in an approximate 2,400 square foot portion of an existing approximate 3,600 square foot building APPROVED in (BSEED 38-16) in a B4 zone (General Business District).	Denied
75-17	11/28/17	18935 Telegraph	Michael Beydoun appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated May 1, 2017, which states: Discontinue use of premises as a Medical Marhuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
69-17	11/28/17	2540 Rosa Parks	Vincent Mazzola/2540 RP, LLC appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 01-17) which DENIED the establishment of a Medical Marihuana caregiver Center (MMCC) in a one-story, 2813 square foot building in a B4 zone (GENERAL BUSINESS DISTRICT).	Granted
82-16	11/28/17	18830 Woodward Ave.	Michael Beydoun/Michelle Whitney appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 2, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
76-16	11/30/17	13775 Buena Vista	Michael Beydoun representing Buena Vista Enterprises, LLC/Bassam B. Matti requests a Parking Variance for the establishment of a Medical Marihuana caregiver Center (MMCC) in an existing 15,872 square foot, one story building APPROVED w/ Conditions by the Buildings Safety Engineering and Environmental Department (BSEED 240-16) in a M4 zone (Intensive Industrial District).	Denied
77-16	11/30/17	15245 West 7 Mile	Mr. Smiley's, Inc./Keshuana Butler requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,200 square foot unit of an existing 4,080 square foot building which was APPROVED with conditions in (BSEED 119-16) in a B2 zone (Local Business & Residential District).	Denied
04-17	11/30/17	20516 Van Dyke	Randy Tomina appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 53-16) which DENIED the establishment of a Medical Marihuana caregiver Center (MMCC) in an approximate 1,400 square foot unit of an existing two-unit, approximate 2,800 square foot building in a B4 zone (General Business District).	Denied
110-16	11/30/17	20046 West Warren	Green Genie Inc. / Alvin Alosachi requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in the 940 square foot first floor space of an existing two-story, 1,880 square foot building, APPROVED in (BSEED 43-16) in a B4 zone (General Business District).	Withdrawn
28-17	11/30/17	15545 Mack	Valerie Felder appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 78-16) which DENIED the establishment of a Medical Marihuana caregiver Center (MMCC) in an existing approximate 1,058 square foot building in a B4 zone (General Business District).	Denied
25-17	11/30/17	14846 W. Seven Mile Rd. (aka 14838 W. Seven Mile)	Myong Labrett appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 64-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,008 square foot unit of an existing eight unit 10,080 square foot bldg. in a B4 zone (General Business District).	Dismissed

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
74-17	12/05/17	1541 Canfield	Timothy Giblin request permission to change the use of the entire existing approved non-conforming site from a (Single Family/Tailor Shop) which was established in (BSEED Permit# 68804 issued 5-19-1980 & # 14326 issued 11-24-1945) to a non-conforming (Secondhand Store/Secondhand Jewelry & Barber or Beauty Shop), located on a site approximately 2500 square feet, containing a one story brick structure totaling approximately 1000 square feet in a R3 zone (LOW DENSITY RESIDENTIAL DISTRICT).	Granted
76-16	12/05/17	19344 W. Seven Mile	Fadi Antoine appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 10, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
79-16	12/05/17	16094 E. Eight Mile	Steve Dennis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in one (1) unit of an existing two (2) unit 6,500 square foot building APPROVED in (BSEED 31-16) in a B4 zone (General Business District).	Denied
73-17	12/05/17	8118 W. Vernor	Michael Zacks requests permission to erect a 57 square foot Institutional Sign with electronic message board for the St. Gabriel Catholic Church BY seeking waivers from developmental standards, use regulations and dimensional variances for a proposed 2-sided accessory identification ground (pylon) sign with electronic message board display. The proposed pylon sign is approximately 57 square feet, 32 square feet are permitted, it is 25 square feet excessive. The electronic message board portion of the sign is approximately 13 square feet. Per Sec. 61-6-12, Electronic Message Board signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District in a B4 zone (General Business District). (Located within a Traditional Main Street Overlay Area).	Granted
74-17	12/05/17	4346 Commonwealth (aka 1541 W. Canfield)	Timothy Giblin request permission to change the use of the entire existing approved non-conforming site from a (Single Family/Tailor Shop) which was established in (BSEED Permit# 68804 issued 5-19-1980 & # 14326 issued 11-24-1945) to a non-conforming (Secondhand Store/Secondhand Jewelry & Barber or Beauty Shop), located on a site approximately 2500 square feet, containing a one story brick structure totaling approximately 1000 square feet in a R3 zone (LOW DENSITY RESIDENTIAL DISTRICT).	Granted
78-17	12/05/17	22023 Fenkell	Anthony R. Clark requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,000 square foot building, which was APPROVED conditionally in (BSEED 68-16) in a B4 zone (General Business District).	Denied
BSEED 233-16	12/05/17	22909 West 8 Mile	Apostle Lennell Caldwell, Sr. Pastor/First Baptist World Changers appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 233-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 3,138 square foot building in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
103-17	12/12/17	20041 W. Eight Mile	Marcelas Brice requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,782 square foot building which was APPROVED conditionally in (BSEED 172-16) in a B4 zone (General Business District).	Granted with Conditions
79-17	12/12/17	19679 John R	NSI appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 236-16) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) in an existing one-story 22,360 square foot building in a M4 zone (Intensive Industrial District).	Denied
80-17	12/12/17	201 W. Eight Mile	James Shominas requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a existing 1,520 square foot building which was APPROVED conditionally in (BSEED 65-16) in a B4 zone (General Business District).	Denied
112-16	12/12/17	20481 Van Dyke	Pure Van Dyke c/o Doreen Yono-Azir appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 40-16) which DENIED the establishment a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,330 square foot unit of an existing two unit, approximate 2,660 square foot building in a B4 zone (General Business District).	Denied
13-17	12/12/17	20477 Schaefer	Timothy Taieb requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,777 square foot unit of an existing two-story unit, approximate 3,361 square foot building, which was APPROVED conditionally in (BSEED 47-16) in a B4 zone (General Business District).	Granted
101-17	12/12/17	15670 E. Eight Mile	Jeffrey Kimpson requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,947 square foot unit of an existing two unit 3,324 square foot building, which was APPROVED conditionally in (BSEED 52-16) in a B4 zone (General Business District).	Granted
79-16	12/19/17	16094 E. Eight Mile	Steve Dennis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in one (1) unit of an existing two (2) unit 6,500 square foot building APPROVED in (BSEED 31-16) in a B4 zone (General Business District).	Denied
101-17	12/19/17	13230 Livernois	D&L Liquor appeals the decision to ADD an SDD License (carry out of liquor for consumption off premises) approved by BSEED in (BSEED Case#54-17) to an existing 8,535 square foot Retail Store with SDM License (carry-out sale of beer & wine for consumption off the premises in a B4 zone (GENERAL BUSINESS DISTRICT)).	Granted
29-17	12/19/17	8491 Southfield	Atif Bawahab appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated February 8, 2017, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B2 zone (Local Business and Residential District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
49-17 357	12/19/17	19741 W. Seven Mile	Reginald Venoy requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 1,080 square foot building which was APPROVED conditionally in (BSEED 132-16) in a B4 zone (General Business District).	Denied
63-17 358	12/19/17	10101 Fenkell	Javier Gomez requests a Variance of Spacing / Locational Regulation and a parking variance TO establish a Medical Marihuana Caregiver Center (MMCC) an existing three-unit, 8,060 square foot building, which was APPROVED conditionally in (BSEED 161-16) in a B2 zone (Local Business and Residential District).	Granted
5-17 359	12/19/17	24363 Grand River	Apex Management Company, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 3,465 square foot building which was APPROVED conditionally in (BSEED 59-16) in a B4 zone (General Business District).	Granted
108-17 360	12/19/17	1401-75 E. Jefferson	Chris Brochert requests dimensional variances to construct a New five-story Multiple-Family Dwelling (213 units) with ground floor commercial space in a proposed 222,534 square foot building containing 213 Residential units combined with 37,516 square foot of permitted Commercial in a B4 zone (General Business District).	Granted
99-16 361	01/23/18	9122 Greenfield	Bassem Jawad / Danna Group appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 32-16) which DENIED adding a Used Motor Vehicle Sales Lot to an existing Major Motor Vehicle Repair Facility in an approximate 6,120 square foot building in a B4 zone (General Business District).	Denied
100-17 362	01/23/18	655 Willis	655 Willis, LLC request various dimensional variances TO establish and construct a Multi-Family 36 unit Building (By-Right-Use) w/permitted commercial structures in a R3 zone (Low Density Residential District).	Granted
89-16 363	01/23/18	575 Temple	Temple Plaza, Inc. c/o Dennis Kefallinos appeals the decision of the Buildings and Safety Engineering and Environmental Department (BSEED 01-16) which DENIED the addition of a Cabaret to an existing Standard Restaurant with the sale of alcoholic beverages for consumption on the premises on the ground floor of a five (5) story building in a SD4 zone (Special Development- Mixed Riverfront Use District).	Denied
82-17 364	01/30/18	2520 Michigan	Jim Saad requests a variance of Traditional Main Street Overlay (TMSO) standards for an existing Restaurant and Bar on a 5,697 square foot lot with a 1,862 square foot building in a Traditional Main Street Overlay District (TMSO) in a B4 zone (General Business District).	Granted
13-16 365	02/13/18	8864 Gratiot	Niki's Food / Ivory Properties Inc. requests a parking variance and variance of use regulations and development standards to establish a retail store (by-right-use) sale and bottling of salad dressing in an approximate 6,082 square foot building with accessory parking in a B4 zone (General Business District).	Granted
110-17 366	02/13/18	13320 Livemois	D&L Liquor appeals the decision to ADD an SDD License (carry out of liquor for consumption off premises) approved by BSEED in (BSEED Case#54-17) to an existing 8,535 square foot Retail Store with SDM License (carry-out sale of beer & wine for consumption off the premises in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
112-17 367	02/13/18	4829 Commonwealth	Hormoz Alizadeh request dimensional variances to construct a Single Family, 3 story, 4 (four) bedroom 975 sq. ft. Dwelling for residential purposes on a 4290 sq. ft. lot in an R3 zone (Low Density Residential District).	Adjourned
114-17 368	02/20/18	8721 Ellsworth	Wyoming Ellsworth, LLC request permission to establish an accessory Parking Lot (conditional use) that will serve a 9,180 square foot Retail Building (Family Dollar) located at 15100 Wyoming in an R1 zone (Single Family Residential District).	Granted
121-17 369	02/20/18	8915 Michigan	Quality Market request to ADD a Specially Designated Distributor (SDD) License (Carry-out Sale of Liquor for off-premises consumption) to an existing 5610 square foot Retail Store with Specially Designated merchant (SDM) License (Carry-of Sale of Beer & Wine for off-premise consumption) on a 13,345 square foot lot in a B4 zone (General Business District).	Denied
04-18 370	02/20/18	1620 Michigan	Tiger Stadium Partners 2, LLC request dimensional variances to construct 34 new Townhouses on a 1.45 acre portion located in a Gateway Radial Thoroughfare (consistent with the regulations) on the southwest corner of Trumbull and West Fisher freeway Service Drive, the former Tiger Stadium site in a B4 zone (General Business District).	Granted
90-17 371	02/27/18	8076 McNichols	Ralph Stegall seeks to change one non-conforming use (Lawn Mower sales & service w/open storage) to a non-conforming (Making Wood Pallets operation) in approximately 2726 square foot building located on a 12,000 square foot lot in an R2 zone (TWO-FAMILY RESIDENTIAL DISTRICT).	Granted
91-17 372	02/27/18	4101 Avery	Karen Gage requests dimensional variances to construct an addition of a 985 square foot, two-story, single family detached dwelling (By-Right), with a detached garage and car port to a 1,180 square foot single-family home in an R3 zone (Low Density Residential District).	Granted
93-17 373	02/27/18	14000 Schoolcraft	Houssan M. Ahmad seeks a variance of locational standards to establish a Used Auto Parts and Indoor Dismantling (by-right) (no outdoor storage) in an existing 30, 555 square foot building in an M4 zone (Intensive Industrial District).	Granted
95-17 374	03/13/18		Ghassan Adel Alawie requests dimensional waivers to Modify (BZA Grant 58-15 (denied) and 108-17 (granted) to increase the size BY adding an approximate 11,376 sq. ft. bldg. on a 23,200 sq. ft. lot to the existing Minor Auto Repair (nonconforming structure and use), thereby expanding a legal nonconforming structure and use in a B2 zone (General Business District).	Granted
96-17 375	03/13/18	10435 Plymouth	Revark Youssef Raochi appeals the decision of the Buildings Safety Engineering and Environmental Department DENYING the site plan TO expand an existing Major Motor Vehicle Repair Facility on a 16,000sf ft lot in a 7,360 sq. ft. bldg., BY adding a Used Auto Sales use in a B4 zone (General Business District).	Granted
3-18 376	03/13/18	1565 E. Lafayette	Steve Alisha request appeals the administrative decision dated January 9, 2018 for lack of signatures to ADD a Specially Designated Distributor (SDD) License (Carry-out Sale of Liquor for off-premises consumption) to an existing 17,564 square foot Retail Store with Specially Designated merchant (SDM) License (Carry-of Sale of Beer & Wine for off-premise consumption) on a 47,000 sq. ft. lot in a B4 zone (General Business District).	Granted
107-17 377	03/20/18	8208 E. Seven Mile	Raphy Yaldo seeks a variance of locational standards to establish a Used Motor Vehicle Sales Lot in an existing 1,500 square foot building Approved w/conditions in BSEED #13-17 in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
111-17 378	03/20/18	9000 Livernois	Gurmaan Altairi seeks a variance for parking to establish a Used Motor Vehicle Sales Lot and major Motor Vehicle Repair Facility APPROVED w/conditions in BSEED# 12-17 in a 6,330 square foot building in a B4 zone (General Business District).	Granted
07-18 379	03/20/18	1454 Townsend	Banyan Investments, LLC request a variance TO convert an existing School to a Multiple-Family Dwelling (25 units) and construct a new Multiple-Family Dwelling (10 units) with accessory indoor recreation space in an R2 zone (Two Family Residential District).	Granted
BSEED 244-16 380	03/27/18	8640 Grinnell	The Board agrees to REHEAR the Community Appeal filed by Joe Ann Williams appealing the decision of the Buildings Safety Engineering and Environmental Department (BSEED 244-16) which (Approved With Conditions) TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing one-story 11,228 square foot building in a M2 Zone (Restricted Industrial District).	Granted
6-18 381	03/27/18	7554 Miller aka 8333 Townsend	Cherry Street Services, Inc. request a spacing and dimensional variance to establish a Pre-Release Adjustment Center (approved conditionally BSEED 153-17) with 200 beds (such uses shall not have a capacity in excess of fifty (50) persons) on a major and secondary thoroughfare in an expanded 28,259 square foot building in an R5 zone (Medium Density Residential District).	Granted
15-18 382	04/10/18	3664, 3690, 3700 & 3708 Trumbull Ave.	Procida Diggs Trumbull, LLC request variances to construct ten (10) attached, two-story, individual townhouse dwellings units over various lot location; 3664, 3690, 3700, 3708 Trumbull (Lots 1 to 10) 3,688 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential District-Historic).	Granted
16-18 383	04/10/18	3664 Trumbull Ave.	Procida Diggs Trumbull LLC request variances to construct seven (7) attached, two-story, individual townhouse dwellings units over various lot location; 3664 Trumbull (Lots 12 to 18) 3,591 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential District-Historic).	Granted
17-18 384	04/10/18	3664 Trumbull Ave.	Procida Diggs Trumbull, LLC request variances to construct one (1) attached, two-story, individual townhouse dwellings units over various lot location; 3664 Trumbull (Lot 19) 4,655 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential Historic District).	Granted
18-18 385	04/10/18	3713 Lincoln Ave.	Procida Diggs Trumbull, LLC request variances to construct two (2) attached, two-story, individual townhouse dwellings units over various lot location; 3713 Lincoln (Lot 20) 5,057 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential District-Historic).	Granted
19-18 386	04/10/18	3689, 3679, 3701 & 3707 Lincoln	Procida Diggs Trumbull request variances to construct six (6) attached, two-story, individual townhouse dwellings units over various lot location; 3689, 3679, 3701, 3707 Lincoln (Lots 21 to 27) 3,857 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential Historic District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
387	04/10/18	3900 Cass Ave.	Albert Harb requests to expand an existing non-conforming Major Motor Vehicle Repair facility (BSEED 129-10) in a B4 District changed to SD2 by constructing a 1,980 Square Foot addition that was constructed without benefit of a permit for storage of approximately six (6) vehicles awaiting repair, the total square footage is now 5,660 square feet in a SD2 Zone (Special Development District-Mixed Use).	Denied
388	04/10/18	10010 Joy Rd.	Luxury Properties & Investments request a variance of spacing regulations to change a Secondhand Jewelry Store to Used Auto Sales on 9000 square foot lot in a 721 square foot building in a B2 zone (Local Business and Residential District).	Denied
389	04/17/18	10350 Woodward	Frank Salana requests a parking variance TO construct a 467 square foot portion of an existing 1,429 square foot building into a Motor Vehicle Filing Station and Retail Store, in a Traditional Main Street Overlay District (TMSO) which was Approved in (BSEED 04-17) in a B4 zone (General Business District).	Granted
390	04/17/18	19770-19790 James Couzens	Demetrius Thomas appeals the decision denying the establishment of a Loft Unit in an existing 2,127 square foot building in BSEED Case #280-16 in a B2 zone (Local Business and Residential District).	Granted
391	04/17/18	9101 Fort St	Man Land, LLC/Moshen El Hadi request to establish a Junkyard including dismantling on a 3.36 acre parcel with five existing approved in BSEED 157-16, September 19, 2017 in a M4 zone (Intensive Industrial District).	Granted
392	04/24/18	603 E. Edsel Ford Dr.	603 Edsel Ford LLC request to re-establish an 8 Unit Multiple Family Apartment Building/nonconforming use to construct a 21 Unit Multiple Family Housing Unit/nonconforming on a 21, 120 square foot lot in a 14, 095 square foot building that has been abandoned for over 6 months in an M3 zone (General Industrial District).	Granted
393	04/24/18	5939 Cass	Tricia DeMarco requests dimensional variances to construct a Multiple Family Mixed-use Development on a proposed 1.87 acre parcel with a 15,644 square foot first floor commercial and 50 unit residential (By-Right-Uses) in a SD2 zone (Special Development District, Mixed Use).	Granted
394	04/24/18	3013 Cochrane	Brian Hurtienne request dimensional variances to construct a Single Family Detached Dwelling, 1300 sq. ft., 1 story dwelling with wood frame walls, face brick, shingle siding and basements, consisting of energy efficient materials, with attached and detached garages (By-Right) on a 3,100 sq. ft. lot in an R2 zone (Two-Family Residential District).	Granted
395	04/24/18	1577 Ash	Michael Sklenka request dimensional variances to construct a Single Family Detached Dwelling, 1300 sq. ft., 1 story dwelling with wood frame walls, face brick, shingle siding and basements, consisting of energy efficient materials, with attached and detached garages (By-Right) on a 3,100 sq. ft. lot in an R2 zone (Two-Family Residential District).	Granted
396	05/15/18	15810 Capital Park	Inovateus Solar MI, LLC request a dimensional variance to establish a Solar Generation Station on a 10.2 acre portion of an existing Park (DTE O'Shea Park) approved in BSEED Case 190-16 in a PR zone (Parks and Recreation District).	Granted



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
397 2-18	05/15/18	2630 Charlevoix	Donato Group, Inc. for the Chase Group, LLC request permission to change the current existing approved non-conforming site from (Lofts - 4) which was established in (BSEED Permit# 57411 issued 6-25-202) to a non-conforming (Mixed Use - Office & Residential), located on a site approximately 4446 square feet in a R3 zone (Low Density Residential District).	Granted
398 9-18	05/22/18	12178 W. Grand River	Linore Ann Keezer requests a parking variance to establish a Major Motor Vehicle Repair Facility (Bumping and Painting) in an existing 10,996 sq. foot bldg. which was Approved in (BSEED 225-16) in a B4 zone (General Business District).	Granted
399 14-18	05/22/18	8716 Michigan	Adil Almaliky appealing to seek relief from regulations in this zoning ordinance on the basis that the denial of the application TO establish a Retail (Abattoir Slaughter House) Use on a 9518 sq. ft. lot in a 4,434 sq. ft. bldg., has deprived the applicant of all reasonable use of his or her property in a B4 zone (General Business District).	Granted
400 97-17	05/29/18	18700 Fitzpatrick	Bodywerks, Inc. /Christopher Krasusky appealing to seek relief from regulations in this zoning ordinance on the basis that the denial of the application TO establish a Used Auto Dealer, Parts, Wrecking & Dismantling (Salvage) Use on a 18,687 sq. ft. lot in a 7,307 sq. ft. bldg., has deprived the applicant of all reasonable use of his or her property in a B4 zone (General Business District). For purposes of this Zoning Ordinance, a hardship shall be defined as a denial of all reasonable economic use of the property. Upon a finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City of Detroit may provide the petitioner with relief from applicable zoning regulations in a M2 zone (Restricted Industrial District).	Adjourned
401 8-18	05/29/18	22100 Grand River	Matthew Ward appealing to seek relief from regulations in this zoning ordinance on the basis that the denial of the application TO establish a Tire Service and Sales & Major Auto Repair Use on a 120ft x 66ft lot has deprived the applicant of all reasonable use of his or her property in a B3 zone (Shopping District). For purposes of this Zoning Ordinance, a hardship shall be defined as a denial of all reasonable economic use of the property. Upon a finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City of Detroit may provide the petitioner with relief from applicable zoning regulations in a B3 zone (Shopping District).	Dismissed
402 20-18	05/29/18	6364 Woodward	OptiVia representing White Castle Systems seeks a variance to waive Traditional Main Street Overlay (TMSO) standards by adding a Drive-up ATM to the current Restaurant with Drive Thru (Permit #43519 - September 21, 1972 and 93133 - March 16, 1995) in an M4 zone (Intensive Industrial District).	Granted
403 21-18	06/05/18	10200/10218 Rosa Parks	All Nassan request a dimensional variance to demolish an existing 711 square foot building and construct a new 2,450 square foot building for a Motor Vehicle Filing Station with Carry-Out Restaurant approved with conditions in BSEED 64-17 in a B4 zone (General Business District).	Granted
404 24-18	06/05/18	25 Peterboro	Joseph Early request dimensional variances to construct a Parking Lot on a 10,320 square foot vacant lot in the Peterboro-Charlotte Historic District in an R6 zone (High Density Residential District).	Adjourned

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
26-18 405	06/05/18	680 Virginia Park	Matrix Human Services request variances to change a Residential Shelter to a Non-Profit Neighborhood Center (By-right) on an 8,150 square foot lot in a 4.931 square foot building in a zone (District).	Granted
28-18 406	06/19/18	2250 W. Davison	Gekko Enterprises request a variance to establish a Retail (Family Dollar) on a 53,129 square foot lot in an 8,372 square foot building in a B4 zone (General Business District).	Denied
29-18 407	06/19/18	1 Griswold	Kal Mansour/Church of Scientology requests a variance of Use Regulations to change an existing non-conforming one (1) sided sign (BLD2013-00326 #27611 April 16, 1927) for the Church of Scientology in a PCA-H zone (Public Center Adjacent District – Restricted Central Business District - Historic).	Granted
82-17 408	06/19/18	2650 Michigan	Jim Saad requests a variance of Traditional Main Street Overlay (TMSO) standards for an existing Restaurant and Bar on a 5,697 square foot lot with a 1,852 square foot building in a Traditional Main Street Overlay District (TMSO) in a B4 zone (General Business District).	Granted
40-17 409	06/19/18	15070 Schaefer	James Toma requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in an existing 7,808 square foot building which was APPROVED with conditions in (BSEED 84-16) in a B4 zone (General Business District).	Denied
22-18 410	07/10/18	19141-19171 Woodston	John Barnwell request a variance to legalize and change Fences for basketball court and poles for batting cage to Sports court and poles for batting cage on a 16,000 square foot lot with a fence height higher than 8 feet in an R1 zone (Single-Family Residential District)	Denied
23-18 411	07/10/18	2411 W. Eight Mile	Hason White request to overcome a Presumption of Abandonment to re-establish a Restaurant (permit #74202 December 28, 1980 & BZA 442-77) by proposing a Carry-Out Restaurant on a 44,000 square foot lot in a 9,000square foot building in an R2 zone (Medium Density Residential District).	Denied
30-18 412	07/10/18	8835 Michigan	The Quran Institute of America / Mostafa Tolba request a parking variance to establish a Multiple-Family (4 units) combined structures with permitted commercial uses in an existing two-story, 7, 253 square foot building in a B4 zone (General Business District).	Granted
33-18 413	07/10/18	19184 Strathcona Dr	Julian Hill request a variance to install a new 6' foot chain link fence with poles on the south end of a 2 story, 48,059 square foot single family residence in an R1 zone (Single-Family Residential District)	Adjourned
103-17 414	07/10/18	20010 W. Eight Mile	Marcelas Brice requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in an existing approximate 1,782 square foot building which was APPROVED conditionally in (BSEED 172-16) in a B4 zone (General Business District).	Granted
25-18 415	07/24/18	1205 Bagley	Brain Ellison/Intersection Consulting Group request to change a non-conforming office (Permit #54275 2/7/89) to a non-conforming Restaurant w/Class C and 4 residential units above on a 6500 square foot building in a 7,816 square foot building in an R3-H zone (Low Density Residential District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
27-18	07/24/18	7900 Dix	Joan Fiore/Nicholas Bachand, Esq. seeks to change a current Towing Services and Vehicle Storage Yard (permit #99204 1-11-96) and Junkyard (permit #BLD2012-03189 7-1012) by reversing and modifying a Denial by Buildings, Safety Engineering & Environmental Department to establish a Concrete Crushing Facility (Vey High-Impact Processing) on a 16.43 acre parcel in an M4 zone (Intensive Industrial District).	Adjourned
31-18	07/24/18	1565 E. Lafayette	Steve Atisha request to ADD a Specially Designated Distributor (SDD) License (Carry-out Sale of Liquor for off-premises consumption) to an existing 13,500 square foot Retail Store with Specially Designated merchant (SDM) License (Carry-of Sale of Beer & Wine for off-premise consumption) in a 28,028 sq. ft. building in a B3-H zone (Shopping District - Historic).	Granted
15-18	08/14/18	3664, 3690, 3700 & 3708 Trumbull Ave.	Procida Diggs Trumbull, LLC request variances to construct ten (10) attached, two-story, individual townhouse dwellings units over various lot location; 3664, 3690, 3700, 3708 Trumbull (Lots 1 to 10) 3,658 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential District-Historic).	Granted
16-18	08/14/18	3664 Trumbull Ave.	Procida Diggs Trumbull LLC request variances to construct seven (7) attached, two-story, individual townhouse dwellings units over various lot location; 3664 Trumbull (Lots 12 to 18) 3,591 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential District-Historic).	Granted
17-18	08/14/18	3664 Trumbull Ave.	Procida Diggs Trumbull, LLC request variances to construct one (1) attached, two-story, individual townhouse dwellings units over various lot location; 3664 Trumbull (Lot 19) 4,655 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential Historic District).	Granted
18-18	08/14/18	3713 Lincoln Ave.	Procida Diggs Trumbull, LLC request variances to construct two (2) attached, two-story, individual townhouse dwellings units over various lot location; 3713 Lincoln (Lot 20) 5,057 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential District-Historic).	Granted
19-18	08/14/18	3689, 3679, 3701 & 3707 Lincoln	Procida Diggs Trumbull request variances to construct six (6) attached, two-story, individual townhouse dwellings units over various lot location; 3689, 3679, 3701, 3707 Lincoln (Lots 21 to 27) 3,857 square foot lot in the Woodbridge Farms Historic District in an R3-H zone (Low Density Residential Historic District).	Granted
115-17	08/14/18	3900 Cass	Albert Harb requests to expand an existing non-conforming Major Motor Vehicle Repair facility (BSEED 129-10) in a B4 District changed to SD2 by constructing a 1,980 Square Foot addition that was constructed without benefit of a permit for storage of approximately six (6) vehicles awaiting repair, the total square footage is now 5,660 square feet in a SD2 Zone (Special Development District-Mixed Use).	Denied
24-18	08/14/18	25 Peteboro	Joseph Early request dimensional variances to construct a Parking Lot on a 10,320 square foot vacant lot in the Peterboro-Charlotte Historic District in an R6 zone (High Density Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
34-18 425	08/14/18	4401 Avery	Adrian-Keith Bennett requests dimensional variances to construct a Single-Family dwelling with attached Garage dwelling (By-Right) on a 4,376+ square foot lot in an R2 zone (Local Business and 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.	Dismissed
32-18 426	08/21/18	8021, 8029, 8037 Warren & 8010 Holmes	Naqi Mohammad requests a variance of spacing regulation TO establish a Used Auto Sales use and Minor Motor Vehicle Repair Facility which are both (by-right-uses). Only the Used Auto Sales use requires the spacing variance in this instance in a M4 zone (Intensive Industrial District). NOTE: This case was previously denied by BZA in November 2016).	Granted
12-17 427	08/21/18	13350 E. Eight Mile Rd.	Jimmy Ellis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 2,104 square foot building, which was APPROVED conditionally in (BSEED 60-16) in a B4 zone (General Business District).	Denied
76-16 428	08/21/18	19344 W. Seven Mile Rd	Fadi Antoine appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated August 10, 2016, which states; Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Denied
36-18 429	08/28/18	3400 Orleans	Tricia DeMarco request a parking variance to establish a 4 (four) story Retail/Restaurant on a 1.25 acre site in an 25,000 square foot building in a M3 zone (General Industrial District).	Granted
43-18 430	08/28/18	20703 Pembroke Ave	ARI Management request permission to change the use of the entire existing approved non-conforming Child Caring Institution to a non-conforming (Independent Living, Housing Homeless Vets and Medical Facility), located on a campus site approximately 92,845 square feet with a 2 story Main Building, 3 residential cottages and other amenities in a R1 zone (Single Family Residential District).	Granted
14-17 431	08/28/18	13815 W. Eight Mile	Heather Gattie requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 1,544 square foot building, which was APPROVED conditionally in (BSEED 89-16) in a B4 zone (General Business District).	Denied
BSEED 184-17 432	09/18/18	2013 11th	Judith Sale appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 184-17) which (Approved With Conditions) TO construct two, three story townhouse buildings (18 units) on a 17,967 square feet vacant site in a B4 zone (General Business District).	Granted
37-18 433	09/18/18	20540 Lahser	Michael Beydoun requests a variance of spacing and locational regulation TO establish a Secondhand Store in an 11,203 square foot unit of an existing 36,570 square foot building in a B4 Zone (General Business District).	Granted
38-18 434	09/18/18	13640 Plymouth	Kareem Beydoun requests a variance of spacing regulation TO establish a Used Auto Sales use and Minor Motor Vehicle Repair Facility in an existing 1800 square foot building approved under BSEED Grant 110-17 in a M4 zone (Intensive Industrial District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
39-18 435	09/25/18	17151 W. Eight Mile	Marvan Tales request to establish a 4,240 square foot Motor Vehicle Filling Station with accessory Carry-Out Restaurant and a 1,504 square foot Minor Motor Vehicle Repair Facility on a 26,000 square foot vacant lot APPROVED w/ conditions by BSEED (148-17) in a B4 zone (General Business District).	Granted
40-18 436	09/25/18	13960 Gratiot	Vince Shilicut / Nathan Harvey seeks to add a Rental Hall to an existing 8,000 square foot Office building denied by BSEED (247-16) in a B4 zone (General Business District).	Granted
41-18 437	09/25/18	14301 Longview	The Fountain of Truth/David Jones seeks to change a non-conforming Child Caring Institution to a non-conforming Single Room Occupancy Housing in a R2 zone (Two-Family Residential District).	Denied
79-16 438	09/25/18	16094 E. Eight Mile	Steve Dennis requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in one (1) unit of an existing two (2) unit 6,500 square foot building APPROVED in (BSEED 31-16) in a B4 zone (General Business District).	Denied
54-17 439	09/25/18	3840 E. Eight Mile	Morgan Kemp appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 428-16) which DENIED the establishment of a Medical Marhuana Caregiver Center (MMCC) in a 685-square foot unit of an existing 3,380 square foot building in a B4 zone (General Business District).	Denied
23-18 440	10/09/18	2411 W. Eight Mile	Hason White request to overcome a Presumption of Abandonment to re-establish a Restaurant (permit #74202 December 28, 1980 & BZA 442-77) by proposing a Carry-Out Restaurant on a 44,000 square foot lot in a 9,000square foot building in an R2 zone (Medium Density Residential District).	Denied
42-18 441	10/09/18	1087 Beaufait	Paul Szlaga request to establish a Microbrewery with consumption on the premises in a 9,295 square foot building; one story masonry with a flat roof, approved with conditions by BSEED (BSEED 182-17) in an M4 zone (Intensive Industrial District).	Granted
44-18 442	10/09/18	5564 Woodward	Yahya Hammond seeks to construct a 972 square foot addition to an existing 5,029 square foot Motor Vehicle Filling Station with an existing Carry-Out Restaurant DENIED by BSEED (181-17) in a B4 zone (General Business District).	Granted
85-17 443	10/09/18	18450 Morang	Medical Herbal Essence Inc., requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) in an existing two-story 2,703 square foot building which was APPROVED conditionally in (BSEED 218-16) in a B4 zone (General Business District).	Granted
86-17 444	10/09/18	3845 E. Eight Mile	The Green Room appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 217-16) which DENIED the establishment of a Medical Marhuana Caregiver Center (MMCC) in an existing one-story 2,530-square foot building in a B4 zone (General Business District).	Dismissed
87-17 445	10/16/18	8620 Lyndon	Mark A. Snipes requests a Parking Variance for the establishment of a Medical Marhuana caregiver Center (MMCC) in an existing two-story 5,836 square foot building APPROVED w/ Conditions by the Buildings Safety Engineering and Environmental Department (BSEED 101-16) in a M2 zone (Restricted Industrial District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
88-17 446	10/16/18	2964 W. Davison	Davison Wellness, LLC/co William Otis Culpepper appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated July 29, 2016, which states: Discontinue use of premises as a Medical Marihuana Facility. No permit has been issued for the present use of the property, unlawful change of use of the building or land and each day an uncorrected and continued violation shall constitute a separate violation in a B4 zone (General Business District).	Dismissed
89-17 447	10/16/18	8941 W. Eight Mile	Christopher J. Yermian/Fire House Collective, LLC c/o Pollicella & Associates, PLLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,720 square foot unit of an existing two unit approximate 2,947 square foot building APPROVED in (BSEED 220-16) in a B4 zone (General Business District).	Dismissed
94-17 448	10/16/18	13624 E. Eight Mile	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).	Denied
98-17 449	10/30/18	14325 Wyoming	Randy Shabe / The Herbal Centre requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 1,277 square foot portion of an existing two-story 27,306 square foot building which was APPROVED with conditions in (BSEED 25-17) in an M4 zone (Intensive Industrial District).	Dismissed
104-17 450	10/30/18	8100 Lyndon	Carlos Richards appeals the decision of the Buildings Safety Engineering and Environmental Department's Correction Order dated May 15, 2017 & May 18, 2017, which states: "your application to establish a Medical marihuana Caregiver Center has been DENIED because the location is within a "Drug Free Zone" and "pursuant to your letter stating that this department [BSEED] made a Drug Free Zone determination in error, we respectfully disagree with your findings", in a M2 zone (Restricted Industrial District).	Denied
105-17 451	10/30/18	4400 Oakman	Stuart Carter/Utopia Gardens requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 9,762 square foot building (basement and first floor) which was APPROVED conditionally in (BSEED 59-16) and in a M2 Zone (Restricted Industrial District).	Withdrawn
106-17 452	10/30/18	10325 W. Eight Mile	Stephanie Stephen / The Tree House Club requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a 605 square foot building which was APPROVED with conditions in (BSEED 121-16) in a B2 zone (Local Business & Residential District).	Denied
50-18 453	11/13/18	2602 Vermont	Steven C. Flum, Inc request to construct a three story Four (4) unit townhouse with each unit having a 2 car garage (Approved w/conditions in BSEED 56-17) on a vacant 9,250 square foot site in an R2 zone (Two-Family Residential District District).	Granted
92-17 454	11/13/18	19737 W. Seven Mile	Kayatana Price/The Greene Easy requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 1,000 square foot building which was APPROVED conditionally in (BSEED 99-16) in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
109-17 455	11/13/18	20245 Van Dyke	Zeid Poles/Helping Hands Holistic requests a Variance of Spacing/ Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 2,800 square foot, one story building which was APPROVED conditionally in (BSEED 144-16) in a B4 zone (General Business District).	Granted
06-17 456	11/13/18	15500 E. Eight Mile	Kush Brother, LLC / Dakota Kleiner requests a Variance of Spacing/ Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 3,600 square foot building which was APPROVED conditionally in (BSEED 58-16) in a B4 zone (General Business District).	Granted
45-18 457	11/20/18	1811 Fischer	Kercheval East, LLC request to construct a two story six (6) unit multifamily dwelling with each unit having attached car garage (Approved w/conditions in BSEED 08-18) on a vacant 4,500 square foot site in an R2 zone (Two-Family Residential District District).	Granted
46-18 458	11/20/18	13110 W. Chicago	Roots, Shoots and Flowers c/o Marvin H. Covington requests a Variance of Spacing/Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing one story, irregular shaped 1,271 square foot building which was APPROVED w/Conditions in (BSEED 283-16) in a B4 zone (General Business District).	Denied
BSEED 116-17 459	11/20/18	13042 Van Dyke	GKM Community Development Corp./c/o Imogene R. Johnson, President appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 116-17) which (Approved with Conditions) permission to establish a Medical Marihuana Caregiver Center in an existing 1,140 square foot building in a B4 zone (General Business District).	Dismissed
BSEED 78-17 460	11/20/18	8052 E. Eight Mile	Bishop Tony Russell appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 78-17) which (Approved with Conditions) permission to establish a medical marihuana caregiver center in an existing one story 3,419 square foot building in a B4 zone (General Business District).	Withdrawn
BSEED 20-18 461	11/20/18	3662 Heidelberg	James Oliver and other residents appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 20-18) which (Approved With Conditions) TO establish a Nonprofit Neighborhood Center with residential unit on the second floor in a vacant, two story single family dwelling in an R2 zone (Two Family Residential District).	Denied
49-18 462	11/27/18	13510 E. Eight Mile	NSI Construction 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).	Granted
48-18 463	11/27/18	9216 aka 9200 Dexter	Abdul EL-Hedi / The Strain Station requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 821 square foot unit of an existing one story, 7,226 square foot building, which was APPROVED w/Conditions in (BSEED 73-16) in a B4 zone (General Business District).	Denied
44-18 464	11/27/18	Yahya Hammoud	Yahya Hammoud seeks to construct a 972 square foot addition to an existing 5,029 square foot Motor Vehicle Filling Station with an existing Carry-Out Restaurant DENIED by BSEED (181-17) in a B4 zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
465	11/27/18	13960 Gratiot	Vince Shillcut / Nathan Harvey seeks to add a Rental Hall to an existing 8,000 square foot Office building denial reversed by BZA (40-18) in a B4 zone (General Business District).	Granted
466	12/04/18	Aven Meiou/Hello Wellness	Aven Meiou / Hello Wellness requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 2,400 square foot portion of an existing approximate 3,600 square foot building APPROVED in (BSEED 38-16) in a B4 zone (General Business District).	Denied
467	12/04/18	Bamboo Medical	Bamboo Medical, Inc #3 / Dina Hamze requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,078 square foot unit of an existing eight unit, approximate 10,080 square foot building APPROVED in (BSEED 23-16) in a B4 zone (General Business District).	Denied
468	12/04/18	10 Witherell	The Detroit Media Group, LLC seeks approval to change the advertising copy or affirm the waiver of the BZA condition for an Advertising Sign on a Multiple-Family Dwelling with first floor commercial and advertising sign approved in BZA Case 83-04 in a B5 zone (Major Business District).	Denied
469	12/11/18	14445 Wyoming	Leaf Zone/Latoya Jones requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 870 square foot irregular shaped building, which was APPROVED w/Conditions in (BSEED 147-16) in a M4 zone (Intensive Industrial District).	Dismissed
470	12/11/18	3930 E. Eight Mile	CSOD, LLC appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 76-17) which DENIED the establishment of a Medical Marihuana Caregiver Center (MMCC) in an existing approximate 3,600 square foot building in a B4 zone (General Business District).	Denied
471	12/11/18	13900 Gratiot	Rev. Edward Perrone and several other petitioners appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 102-17) which (Approved with Conditions) permission to establish a medical marihuana caregiver center in an existing one story 974 square foot unit of an existing one-story 3003 square foot building in a B4 zone (General Business District).	Granted
472	12/11/18	2630 Charlevoix	Donato Group, Inc. for the Chase Group, LLC request permission to change the current existing approved non-conforming site from (Lofts - 4) which was established in (BSEED Permit# 57411 issued 6-25-202) to a five story office building with accessory parking lot. The subject site is located within a R3 zone. (Low Density Residential District).	Granted
473	12/18/18	13900 Gratiot	Essence of Detroit Care Center/Premier Holding, LLC/ Joe Militello requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing one story 974 square foot unit of an existing one-story 3003 square foot building in a B4 zone (General Business District).	Dismissed
474	12/18/18	13125 W. Chicago	Greenleaf Extended Care, LLC / Shirley Carmichael requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,235 square foot one-story building in a B4 zone (General Business District).	Denied



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
57-18 475	12/18/18	16060 E. Eight Mile	Maheer Lazer / Dalton Brown requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,380 square foot unit of an existing two-unit 2,760 square foot building in a B4 zone (General Business District).	Denied
58-18 476	12/18/18	1180 Vinewood	Anthony PA request dimensional variances TO convert an existing 4 unit Multi-Family Dwelling into a 5 unit Multi-Family Dwelling (Approved w/ Conditions in BSEED 178-17) in an R2H zone (Two Family Residential - Historic Zoning District).	Granted
BSEED 184-17 477	01/22/19	2047 11th Street	Judith Sale appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 184-17) which (Approved With Conditions) TO construct two, three story townhouse buildings (18 units) on a 17,967 square feet vacant site in a B4 zone (General Business District).	Adjourned
73-18 478	01/22/19	13747 Plymouth	Sharat Mazen requests a Variance of Spacing/Locational Regulation TO ADD Used Moto Vehicle Sales to an establish Used Auto Parts and Wrecking Lot (Junk Yard) APPROVED in (BSEED 152-89) in a zone (District).	Granted
80-18 479	01/22/19	12200 Petosky	Kecia Escoc request permission to change one nonconforming use (Original Use) to another non-conforming use (Quilting Education Studio) located on a 6 square foot Building locate on a 3,049 square foot lot in an R2 zone (Two Family Residential District).	Granted
94-17 480	01/22/19	13624 E. Eight Mile	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).	Denied
49-18 481	01/29/19	13510 E. Eight Mile	NSI Construction 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).	Granted
116-16 482	01/29/19	14846 W. Seven Mile	Bamboo Medical, Inc #3 / Dina Hamze requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an approximate 1,078 square foot unit of an existing eight unit, approximate 10,080 square foot building APPROVED in (BSEED 23-16) in a B4 zone (General Business District).	Denied
62-18 483	02/05/19	150 Parsons	Advance Plumbing and Heating Supply Co request dimensional variances to establish a projection sign on existing retail, wholesale sales use in an SD2 zone (Special Development District-Mixed Use)	Granted
BSEED 29-18 484	02/05/19	16745 Lamphere	Wellspring/Dan Bandrowski appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 29-18) which (Approved With Conditions) permission TO establish an Educational Institution with urban garden on 3.3 acres of existing vacant land in an R1 zone (Single Residential District).	Dismissed
63-18 485	02/05/19	3815 W. Fort	T and P Management request dimensional variances (Distance variance) from 3 parking lots located at 117 W Grand Blvd, 214 Vinewood and 222 Vinewood to establish 19 residential loft units on the second floor of an existing 68,781 square foot building (BSEED 163-17) in a M4 zone. (Intensive Industrial District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
64-18 486	02/12/19	12951 W. Chicago	Born To Win Ministries requests a variance of deficient Off-Street-Parking and other deficient General Dimensional Standards TO establish a Religious Institution (Church)(By-Right) and construct a new 4,436 square foot one-story structure on a 13,635 square foot lot with an accessory parking lot BY-RIGHT in a B4 zone (General Business District).	Granted
68-18 487	02/12/19	16711 Mack Ave.	Alvin Nabil Alosacht appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (PIN: 21001481-2) which DENIED the establishment of a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing approximate 2,941 square foot building in a B4 zone (General Business District).	Denied
65-18 488	02/12/19	13777 Plymouth	Kazem Jawad appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 141-17 Effective Date: September 7, 2018) which DENIED the establishment of a Junkyard on a 1.8 acre parcel in a M4 zone (Intensive Industrial District).	Denied
66-18 489	02/19/19	4800 Elmhurst	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).	Granted
67-18 490	02/19/19	13330 Syracuse	James Pappas requests dimensional variances TO convert a vacant school into a 25, 310 square foot 19 unit, Affordable Multi family dwelling in a R5 (Medium-Density Residential District).	Granted
69-18 491	02/19/19	2300 Central	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).	Granted
70-18 492	02/26/19	7901 & 7931 Michigan	Ali Nassar request to (re)-establish a Motor Vehicle Filing 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).	Granted
18-19 493	02/26/19	4000-4060 W. Vernor	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).	Granted
3-19 494	02/26/19	1100 St. Aubin	Jon Rowling c/o Broder & Sachse request variances to develop eighty-one (81) Townhouse Condominiums and approximately 160 multiple-family dwellings on a 138,259 Square foot lot in an R6 zone (High-Density Residential).	Granted
5-19 495	03/05/19	7250 Mack	Brian Hurtienne request to construct a Mixed Use Development with Townhouses (17 units), Multi-Family Dwelling (21 units) and Medical Office (3,000 sq. ft) with accessory parking (By-Right) (Approved w/conditions in BSEED PLN-8582 SPR2019-00001) in an R5 Zone (Medium Density Residential District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
496	03/05/19	16703 Mack	Arbor Wellness and Solutions, LLC appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (PIN: 21001480) which DENIED the establishment of a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing building located at 17611 Mack Ave in a B4 zone (General Business District).	Denied
497	03/05/19	20181 Van Dyke	Jawad Salayiah requests to reverse the decision of Building, Safety, Engineering and Environmental Department (BSEED) in (BSEED Case 43-18) DENYING permission the establishment of a Motor Vehicle Washing and Steam Cleaning Facility (Hand Car Wash) in an existing 1,220 square foot building in a B4 Zone (General Business District).	Withdrawn
498	03/05/19	14846 W. Seven Mile	Bamboo Medical, Inc #3 / Dina Hamze requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MIMCC) in an approximate 1,078 square foot unit of an existing eight unit, approximate 10,080 square foot building APPROVED in (BSEED 23-16) in a B4 zone (General Business District).	Denied
499	03/12/19	2950 Rosa Parks	Total Armored Car/Stanton J. Barr request permission to change one non-conforming use (Sales & Service Station Permit #44395 5-15-28) to another non-conforming use (Office & Storage) located in a 39,400 square foot building located on a 65,000 square foot lot in an R3 zone (LOW DENSITY RESIDENTIAL DISTRICT).	Granted
500	03/12/19	13042 Van Dyke	GKM Community Development Corp./c/o Imogene R. Johnson, President appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 116-17) which (Approved with Conditions) permission to establish a Medical Marihuana Caregiver Center in an existing 1,140 square foot building in a B4 zone (General Business District).	Denied
501	03/12/19	10345 W. Eight Mile	Romia Kirma appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (PIN: 16009481-2 BSEED #97-18) which DENIED the establishment of a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing building located at 10345 W. Eight Mile in a B2 zone (LOCAL BUSINESS AND RESIDENTIAL DISTRICT).	Denied
502	03/12/19	14730 Harper	Wael Elzeny appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED #103-18) which DENIED the establishment of a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing building located at 14730 Harper in a B4 zone (GENERAL BUSINESS DISTRICT).	Denied
503	03/19/19	32 Monroe	Robert McLean/Neumann Smith Architecture on behalf of Bedrock requests dimensional variances to construct a 862,503 square foot High Rise Mixed-use Development with Residential structures, Retail and Office (By-Right-Uses) in a B5 Zone (MAJOR BUSINESS DISTRICT).	Adjourned
504	03/19/19	3950 E. Eight Mile	CSOD, LLC appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 76-17) which DENIED the establishment of a Medical Marihuana Caregiver Center (MIMCC) in an existing approximate 3,600 square foot building in a B4 zone (General Business District).	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
79-18 505	03/19/19	8052 E. Eight Mile	HNFMN Properties 8 Van, LLC, requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana Caregiver Center (MMCC) at 8052 E. Eight Mile (BSEED PIN: 1700574.004L) in a B4 zone (General Business District)	Granted
49-18 506	03/19/19	13510 E. Eight Mile	A&Z 13510, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana 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).	Granted
57-18 507	03/26/19	16060 E. Eight Mile Rd	Maher Lazer / Dalton Brown requests a Variance of Spacing / Locational Regulation TO establish a medical marhuana caregiver center in an existing 1,380 square foot unit of an existing two-unit 2,760 square foot building in a B4 zone (General Business District).	Denied
6-17 508	03/26/19	15500 E. Eight Mile Rd	Kush Brother, LLC / Dakota Kleiner requests a Variance of Spacing/ Locational Regulation TO establish a Medical Marijuana Caregiver Center (MMCC) in an existing approximate 3,600 square foot building which was APPROVED conditionally in (BSEED 58-16) in a B4 zone (General Business District).	Denied
4-19 509	03/26/19	2505, 2511, 2517, 2523, 2529 & 2535 Green St	Jose Jesus Lopez request to establish an Accessory Parking lot to serve an existing Banquet Hall located on a 24,353 square foot site approved in Buildings Safety Environmental Department Case No. 66-18 in an R2 (TWO-FAMILY RESIDENTIAL DISTRICT).	Granted
2-19 510	03/26/19	5604, 5610 & 5614 Florida	Jassim Erzouki request permission to demolish an existing non-conforming 2,000 square foot Retail Store use with SDD to construct new 4,035 square foot expanded and intensified non-conforming Retail Store with SDD and accessory parking in a R2 (Two-Density Residential District).	Granted
7-19 511	04/02/19	8002 Kercheval	Dameon Gabriel request variances to establish a Cabaret (Group B)(outside the Central Business District) in a 3,250 square foot building Approved w/Conditions BSEED 70-18 (December 24, 2018) in a B4-H (General Business District - Historic). (Note: the applicant is the recipient of a \$65,000 Motor City Match Grant Award)	Granted
8-19 512	04/02/19	4404 Oakman	Stuart Carter appeals and requests to reverse the decision of the Buildings Safety Engineering and Environmental Department (BSEED 104-18) which determined the location at 4400 Oakam Blvd. to be in a Drug Free Zone (DFZ) therefore ineligible to develop a Medical Marhuana Grower Facility (MMGF) in a M3 (General Industrial District).	Denied
9-19 513	04/02/19	10371 Northlawn	Green Acres Collective, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Special Land Use Review dated December 6, 2018 which states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a M3 (GENERAL INDUSTRIAL DISTRICT)	Denied
10-19 514	04/09/19	18241 W. Eight Mile Rd	Northland Provisioning Center, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Special Land Use Review dated October 31, 2018 which DENIED and states; the proposed Medical Marhuana Provisioning Center facility site is located within 920 feet of a "Religious Center" known as Greater Olivet Baptist Church located at 20201 Southfield in a B4 (GENERAL BUSINESS DISTRICT).	Dismissed

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
11-19 515	04/09/19	4505 Oakman Blvd.	Growrite Medical Supplies appeals the decision of the Buildings Safety Engineering and Environmental Department's Special Land Use Review dated December 6, 2018 which DENIED and states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a M4 (INTENSIVE INDUSTRIAL DISTRICT) City Council District #7.	Denied
23-19 516	04/09/19	4530 Commonwealth	4350 Commonwealth, LLC requests dimensional variances TO construct a (BY-RIGHT) 3 unit Multi-family, dwelling on a 5,200 square foot lot in a 1,452 square building in a R3 (Low-Density Residential District)	Granted
25-19 517	04/16/19	One Energy Plaza	Neumann / Smith Architecture / Steve Cedert requests permission to construct an Electrical System Operation Center to monitor and control electrical distribution and sub transmission system and Headquarter Energy Center to generate steam and chilled water for DTE Energy's headquarters' buildings on at 90,500 square foot lot in a 50,923 square foot building in a B4 zone (General Business District).	Granted
13-19 518	04/16/19	12730 Joy Rd (aka 12726, 12734 & 12738 Joy Rd.	Ali Zeineddine request to change a nonconforming (current legal use of 12730 Joy Road a Motor Vehicle Car Wash, by permit number 95834, issued January 16, 2007 while the current legal use of 12726, 12734 and 12738 Joy Rd. is vacant land) to a nonconforming Major Motor Vehicle Repair Facility in a 1,400 square foot building established via rezoning (BSEED Case No. 133-17) to B2 Zone (Local Business and Residential District) in a B4 Zone (General Business District).	Denied
26-19 519	04/16/19	4126 Woodward	Spectrum Neon/John Haddad requests permission to establish a Business Identification Sign internally lit BY seeking waivers from developmental standards, use regulations and dimensional variances for a sign with electronic message board display. Per Sec. 61-6-12, Electronic Message Board signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District (all zoning lots abutting Woodward Avenue between the center line of Temple Avenue/Alfred Street and the city limits of Highland Park) in a B5 zone (Major Business District).	Granted
15-19 520	04/23/19	14290 Goddard	Rivil Raad Valdo appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 91-18 Effective Date: January 14, 2019) which DENIED the establishment of a Junkyard with Indoor Dismantling and Used Auto Parts Facility in two existing buildings encompassing a combined on 6,850 square foot building on a 1.22 acre site in a M4 zone (Intensive Industrial District).	Adjourned
12-19 521	04/23/19	18845 W. McNichols Rd.	Crystal Mitchell seeks dimensional variances to establish a 3,492 square foot Rental Hall on the second floor of an existing 13,600 square foot building along with accessory parking APPROVED w conditions in BSEED 130-18 (effective date February 1, 2019) in a B4 zone (General Business District).	Granted
14-19 522	04/23/19	16424 W. Warren Ave.	Howard Brown request a parking variance to add a Rental Hall to an existing Dance Studio in a 5,700 square foot building (Permit #BLD2017-00650 February 2, 2017) in a B4 zone (General Business District).	Granted
49-18 523	04/23/19	13510 E. Eight Mile Rd	A&Z 13510, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marhuana 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).	

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
524	05/07/19	18900 Woodward	Mounif Siklawi 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).	Granted
525	05/07/19	6445 E. Hildale	New Executive Towing/c/o Aaron Smith request a waiver of developmental standards and use regulations to MODIFY a previous BSEED Grant (BSEED 191-08) which legalized a Police "A-BAN" Towing and Vehicle Storage Yard in an M4 zone (INTENSIVE INDUSTRIAL DISTRICT).	Granted
526	05/07/19	13624 E. EIGHT MILE RD	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).	Denied
527	05/07/19	13510 E. Eight mile rd	A&Z 13510, LLC 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). 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).	Granted
528	05/14/19	4004 Porter	W. Emery Matthews as Managing Principal of Real Estate Interests, LLC request variances TO convert an existing two-story, seven unit multiple-family dwelling into a twelve unit dwelling with Accessory Parking Approved with conditions in BSEED Case #134-18 in an R2-H zone (Two Family Residential-Historic).	Granted
529	05/14/19	15512-15514 W. Warren	Starbuds - MJ, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an 800-square foot building, which was APPROVED w/Conditions in (BSEED 77-16) in a B4 zone (General Business District).	Denied
530	05/14/19	16060 E. Eight Mile Rd	Maheer Lazer appeals the decision of the Buildings Safety Engineering and Environmental Department's Corrected Decision Letter dated April 29, 2019, which states; the property is located within a Drug Free Zone. Bringard-Boulder Park 16251 Bringard-935' away Only if Board doesn't agree with BSEED determination Maheer Lazer requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,380 square foot unit of an existing two-unit 2,760 square foot building in a B4 zone (General Business District).	Denied
531	05/21/19	3977 2nd	Zain Mikho request dimensional variances to construct a 528 square foot 2-car detached garage in the rear of the home on 3,976 square foot lot in an SD2 (SPECIAL DEVELOPMENT DISTRICT, MIXED-USE).	Granted
532	05/21/19	22251 W Grand River	Nasem Issak appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 09-18) which DENIED the expansion of an existing Minor Motor Vehicle Repair Facility from 1,353 square feet to 3,937 square feet in a B4 zone (General Business District).	Adjourned

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
21-19 533	05/21/19	24241 W. Grand River (aka 24207-37 W. Grand River)	Najan Najib Hermiz appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 52-18) which DENIED the establishment of a Used Motor Vehicle Sales Lot in an existing 2,250 square foot building in a B4 zone (General Business District).	Granted
24-19 534	06/11/19	1786 W. WILLIS	Secure Realty, LLC request variances TO convert an existing single-family dwelling into a six-unit Multiple Family Dwelling with Accessory Parking Approved with conditions in BSEED Case #69-18 in an R2 zone (Two Family Residential).	Granted
27-19 535	06/11/19	611 HILLGER	JAR Capital, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Special Land Use Review dated February 6, 2019 which states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a M4 INTENSIVE INDUSTRIAL DISTRICT).	Adjourned
28-19 536	06/11/19	14415 FORDHAM	John Rogers request to construct a seven space surface parking lot on the 4,095 square foot lot which will serve an adjacent multiple-family dwelling owned by the applicant located at 19000 Chalmers in a R2 (TWO-FAMILY RESIDENTIAL DISTRICT).	Granted
29-19 537	06/18/19	13224 Joy Rd.	Nabil Al Refaai requests permission to expand a non-conforming Minor Motor Vehicle Repair (1054 square feet) by adding a 3,480 square foot building in a B2 zone (Local Business and Residential District).	Dismissed
31-19 538	06/18/19	6811 Charlevoix	Neha Vedpathak for Charlevoix Studio and Gardens requests permission to change a non-conforming Retail Grocery Confectionary (permit 71461 issued April 4, 1952) to an Art Studio and Technology Start Up Rental Space R2 (TWO-FAMILY RESIDENTIAL DISTRICT)	Granted
33-19 539	06/18/19	20136 Braircliff	Pancia Easley seeks to construct an accessory structure (garage) by modifying BSEED Permit # BLD 2018-02603 May 21, 2018) with excessive height in a R1 Zone (SINGLE-FAMILY RESIDENTIAL DISTRICT)	Granted
34-19 540	07/09/19	2135 Michigan	Metro requests permission to erect an internally illuminated Sign (Grandma Bob's Pizza) BY seeking waivers from developmental standards, use regulations and dimensional variances. The projecting sign is 13 square feet and internally illuminated. The signs are considered flashing signs and not permissible within this Traditional Main Street Overlay District in a B4-H zone (General Business District-Historic).	Granted
42-19 541	07/09/19	106 E. Forest	Mosaic Properties request dimensional variances to construct a mixed-use development in a four (4) story, 7063 foot building consisting of six (6) Townhouse Units, four (4) Multi-family units and 1,034 square foot Office space in B4 (General Business District)	Granted
44-19 542	07/09/19	2119 Field	K8 Partners, LLC request to expand an existing Accessory Parking lot from three (3) spaces to eight (8) spaces to serve a renovated eight unit multiple family dwelling an R2 (TWO-FAMILY RESIDENTIAL DISTRICT)	Granted
13-19 543	07/23/19	12730 Joy Rd (aka 12726, 12734 & 12738 Joy Rd.)	Ali Zaineddine request to change a nonconforming (current legal use of 12730 Joy Road a Motor Vehicle Car Wash, by permit number 95834, issued January 16, 2007 while the current legal use of 12726, 12734 and 12738 Joy Rd. is vacant land) to a nonconforming Used Auto Sales in a 1,400 square foot building established via rezoning (BSEED Case No. 133-17) to B2 Zone (Local Business and Residential District), also there is one Used Auto Sales Lot within 1000 sq. ft.	Denied

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
544	07/23/19	201 W. Eight Mile Rd	James Shomnas requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in a existing 1,520 square foot building which was APPROVED conditionally in (BSEED 65-16) in a B4 zone (General Business District).	Granted
545	07/23/19	3303 Cochrane	Brian Hurttienne request to construct an eleven unit, 5,760 square foot townhouse building with an Accessory Parking structure on vacant land in an R2 (TWO-FAMILY RESIDENTIAL DISTRICT)	Granted
546	08/13/19	19321 Greenfield	Tanganyka M. Harris request permission to change a non-conforming Clinic to 1872 square foot non-conforming Beauty Salon (1st Floor) on a 6320 square foot lot in a R2 (Two-Density Residential District).	Granted
547	08/13/19	14470 Livernois	Southern Provisioning Center, LLC request to establish a Medical Marijuana Provisioning Center Facility (MMPCF) in a 4,423 square foot unit (Suite A), a Medical Marijuana Processor Facility (MMPF) in 2112 square units (Suite B (1,076 square feet) & Suite C (1,036 square foot units (Suite D (21,188 square feet) & Suite E (10,509 square feet)) of an existing 88,082 square foot building APPROVED with CONDITION in BSEED Case No. 116-18 Decision Date: May 3, 2019 – Effective Date May 17, 2019 in a M4 (INTENSIVE INDUSTRIAL DISTRICT).	Granted
548	08/13/19	61 Clairmount	Lindsey Haines requests various dimensional variances to construct 43 residential dwelling units, as well as a 1st floor community health center, nonprofit office space and job vocation/training space including café, community kitchen and salon on 7,035 gross square foot lot in a R5 zone (MEDIUM DENSITY RESIDENTIAL DISTRICT).	Granted
549	08/13/19	16060 E. Eight Mile	Maher Lazer / Dalton Brown requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,380 square foot unit of an existing two-unit 2,760 square foot building in a B4 zone (General Business District).	Denied
550	08/20/19	15400 Grand River	Metro Signs requests permission to ADD identification sign signage to the front wall a building (Forman Mills) with an existing Rear Entrance Sign and Projecting Signs in a B3 zone SHOPPING DISTRICT.	Dismissed
551	08/20/19	7900 Michigan	Mark Fraser requests an Off-Street-Parking Variance TO expand a Minor Motor Vehicle Repair Facility to add a Retail Paint Supply Store with accessory Warehouse in a 4,513 square foot portion of an existing 8,678 square foot building which was APPROVED WITH CONDITIONS in (BSEED 137-18) in a B4 (GENERAL BUSINESS DISTRICT).	Adjourned
552	08/20/19	173 E. Grand Blvd.	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 (MEDIUM DENSITY RESIDENTIAL DISTRICT).	Adjourned
553	08/20/19	15146 Gratiot	Rosaria Mannino requests a variance of spacing regulation TO establish a Used Motor Vehicle Sales lot in an existing 1,792 square foot building approved w/ conditions under BSEED Case 79-18 in a B4 (General Business District).	Adjourned
554	08/27/19	4130 Trumbull	4130 Trumbull Development, LLC requests dimensional variances TO construct a (BY-RIGHT) 6 unit 8,305 square foot, Multifamily dwelling with a 1,242 square foot accessory garage in a R3-H (Low-Density Residential District - Historic).	Granted



Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
49-19 555	08/27/19	4218 & 4228 Fourth Street	Brian Hurtienne request to construct two (2) separate three unit townhouses encompassing a combined 14,235 square foot site with accessory residential parking Approved w/conditions in BSEED Case SLU2019-00025 in an R2 zone (Two Family Residential District).	Granted
50-19 556	08/27/19	4213, 4219 and 4225 Fourth Street	Brian Hurtienne request to construct a five unit 13,901 square foot Townhouse building with accessory residential parking Approved w/conditions in BSEED Case SLU2019-00026 in an R2 zone (Two Family Residential District).	Granted
67-18 557	08/27/19	13300 Syracuse St	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).	Granted
65-19 558	08/27/19	1620 Michigan Ave	Tiger Stadium Partners, LLC requests permission to modify a previous BZA Grant (BZA 81-17) which granted Mixed-Use Retail & Residential Development with a Roof Sign externally lit BY changing the sign to a Roof Mounted Neon Sign located on the corner of Michigan and Cochran in a B4 zone (General Business District). (Located within a Traditional Main Street Overlay Area).	Adjourned
BSEED 184-17 559	09/17/19	2031-47 11th Street	Judith Sale appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED 184-17) which (Approved With Conditions) TO construct two, three story townhouse buildings (18 units) on a 17,967 square feet vacant site in a B4 zone (General Business District).	Denied
52-19 560	09/17/19	15225 Joy Rd.	Amir Alkhafagi appeals the decision of the Building, Safety, and Engineering Case No. 251-16 which denied the request to establish a major motor vehicle repair facility (no painting) in an existing 2,562 square foot building in a B4 zone (GENERAL BUSINESS DISTRICT).	Denied
43-19 561	09/17/19	15146 Gratiot	Rosaria Mannino requests a variance of spacing regulation TO establish a Used Motor Vehicle Sales lot in an existing 1,792 square foot building approved w/ conditions under BSEED Case 79-18 in a B4 (General Business District).	Denied
47-19 562	09/17/19	12750 Mansfield	Greenstone Wellness, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's BSEED Case No. 142-18 dated April 23, 2019 which DENIED permission to establish a Medical Marihuana Provisioning Center Facility in a 1,450 square foot unit, a Medical Marihuana Grower Facility in a 7,655 square foot unit and a Medical Marihuana Processor Facility in a 14,960 square foot unit of an existing 24,065 square foot building in a M4 (Intensive Industrial District).	Denied
51-19 563	09/17/19	8700 Military	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).	Adjourned
53-19 564	09/24/19	5569 14th	Lamar Advertising is filing an appeal TO replace an existing non-conforming Billboard Structure with a NEW non-conforming advertising sign structure in the Grand Blvd. Overlay District bounded by East Grand Boulevard, the Detroit River and West Grand Boulevard in a B4 zone (General Business District).	Dismissed

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
22-19 565	09/24/19	22251 W. Grand River	Nasem Issak appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 09-18) which DENIED the expansion of an existing Minor Motor Vehicle Repair Facility from 1,353 square feet to 3,937 square feet in a B4 zone (General Business District).	Granted
38-19 566	09/24/19	7900 Michigan	Mark Fraser requests an Off-Street-Parking Variance TO expand a Minor Motor Vehicle Repair Facility (Father & Son Muffler Clinic) to add a Retail Paint Supply Store with accessory Warehouse in a 4,513 square foot portion of an existing 8,678 square foot building which was APPROVED WITH CONDITIONS in (BSEED 137-18) in a B4 Zone (GENERAL BUSINESS DISTRICT).	Granted
27-19 567	09/24/19	611 Hillger	JAR Capital, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department's Special Land Use Review dated February 6, 2019 which states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a M4 INTENSIVE INDUSTRIAL DISTRICT)	Granted
57-19 568	10/01/19	14520 Harbor Island	Bora Gulari request dimensional variance to rebuild an accessory structure Boathouse/garage on a 2352 square foot lot in an R1 zone (SINGLE-FAMILY RESIDENTIAL DISTRICT).	Granted
71-19 569	10/01/19	14600 Harbor Island	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).	Granted
40-19 570	10/01/19	173 E. Gr. Blvd.	Island View Properties, LLC request to convert an existing 2 1/2 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 (MEDIUM DENSITY RESIDENTIAL DISTRICT).	Granted
56-19 571	10/01/19	10-36 W. McNichols	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).	Granted
55-19 572	10/01/19	24241 Grand River	Nejah 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).	Denied
78-19 573	10/08/19	12830 Essex	Hope House Detroit represented by Gary Gentry request a parking variance to establish a Nonprofit Neighborhood Center on the first floor of an existing, two-story multifamily dwelling along with two residential units on the second floor in an R2 zone (Two Family ).	Granted
58-19 574	10/08/19	7235 Greenview	Dr. Tarik Najib request dimensional variances to establish a 22-space Accessory Parking Lot to serve a Mosque located at 18640 W. Warren approved in BSEED 255-16 in a R1 Zone (Single Family Residential District)	Granted
61-19 575	10/08/19	3325 Michigan	Detroit Lofts, LLC requests variances to convert two adjacent vacant buildings encompassing a combined 5,500 sq. ft. building into one to establish a Cabaret and Office in a Traditional Main Street Overlay District in a B4 Zone (General Business District).	Granted

Case Number	Hearing Date	Address of Subject Property	Specific Issues Presented to BZA	Outcome of Hearing
60-19	10/08/19	12727 Green	Pura Vida Management / Detroit Flower Company appeals the decision of the Buildings Safety Engineering and Environmental Department's BSEED Case SLU2019-00116 dated May 28, 2019 which DENIED permission to establish a Medical Marihuana Provisioning Center Facility, a Medical Marihuana Grover Facility and a Medical Marihuana Processor Facility in a 42,303 square foot square foot building in a M4 Zone (Intensive Industrial District)	Denied
97-17	10/15/19	18700 Fitzpatrick	Bodywerks, Inc. /Christopher Krasusky appealing to seek relief from regulations in this zoning ordinance on the basis that the denial of the application TO establish a Used Auto Dealer, Parts, Wrecking & Dismantling [Salvage] Use on a 18,687 sq. ft lot in a 7,307 sq. ft. bldg., has deprived the applicant of all reasonable use of his or her property in a B4 zone (General Business District). For purposes of this Zoning Ordinance, a hardship shall be defined as a denial of all reasonable economic use of the property. Upon a finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City of Detroit may provide the petitioner with relief from applicable zoning regulations in a M2 zone ((Restricted Industrial District).	Granted
62-19	10/15/19	7410, 7419, 7418, 7422, 7433, 7438 & 7496 W. Warren	Petitioner appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00040) which DENIED the construction of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in a new 3,200 square foot building in a B4 zone (General Business District).	Denied
63-19	10/15/19	7041, 7047, 7051, 7101, 7111 W. Warren	Kamdan Alhusaini appeals the decision of the Buildings Safety and Engineering and Environmental Department (SLU2019-00043) which DENIED the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 5,600 square foot building in a B4 zone (General Business District).	Granted
51-19	10/22/19	8700 Military	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).	Granted
64-19	10/22/19	4100 W. Vernor	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 zone (General Business District - Historic).	Denied
66-19	10/22/19	8911, 8835, 8877 & 8873 Grand River	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).	Granted
67-19	10/22/19	17405 Lahser	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).	Adjourned



## Comments

☐ **Row 344: 73-17**

James Ribbron (ribbronj@detroitmi.gov) | November 20, 2017 10:33 AM  
Requested Legal documentation 11-20-2017

☐ **Row 364: 82-17**

James Ribbron (ribbronj@detroitmi.gov) | January 2, 2018 11:34 AM  
Sent e-mail 1-2-2018 requesting Deed or proof of ownership.

☐ **Row 367: 112-17**

James Ribbron (ribbronj@detroitmi.gov) | December 18, 2017 1:23 PM  
Legal not on file as of Dec. 18, 2017

☐ **Row 380: BSEED 244-16**

James Ribbron (ribbronj@detroitmi.gov) | December 18, 2017 2:25 PM  
Legal not on file as of Dec. 18, 2018



CITY OF DETROIT  
HUMAN RESOURCES DEPARTMENT  
LABOR RELATIONS DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE - SUITE 332  
DETROIT, MICHIGAN 48226  
(313) 224-3860 • TTY:711  
(313) 224-0738  
WWW.DETROITMI.GOV

18

October 25, 2019

**HONORABLE CITY COUNCIL:**

**Re: Implementation of the 2019 – 2023 Labor Agreement between the City of Detroit and Employees Represented by Michigan Council 25, AFSCME Non-Supervisory Unit**

The Labor Relations Division is recommending your Honorable Body's official approval of the 2019 - 2023 Master Agreement between the City of Detroit and Michigan Council 25, AFSCME Non-Supervisory Unit.

The Master Agreement covers wages, hours and other basic conditions of employment from January 1, 2019 through June 30, 2023. It has been signed by all parties concerned and meets with the approval of the Labor Relations Division.

We therefore respectfully request that your Honorable Body adopt the following resolution with a Waiver of Reconsideration.

Respectfully submitted,

Hakim W. Berry  
Chief Operating Officer

Attachments

CITY CLERK 2019 OCT 25 PM 01:07



**By Council Member \_\_\_\_\_:**

**WHEREAS**, the City of Detroit and Michigan Council 25, AFSCME Non-Supervisory Unit have met the standards for recognition as exclusive agents for their members in the employ of the City of Detroit under Public Act 336 of 1947, as amended, and

**WHEREAS**, the Labor Relations Division, under the direction of the Mayor, is authorized and directed by the City Charter to act for the City of Detroit in negotiation and administration of collective bargaining agreements, and

**WHEREAS**, the Labor Relations Division and Michigan Council 25, AFSCME Non-Supervisory Unit have met and negotiated this labor agreement which cover wages, hours and other basic conditions of employment through June 30, 2023.

**NOW, THEREFORE, BE IT RESOLVED**, that the Master Agreement between the City of Detroit and Michigan Council 25, AFSCME Non-Supervisory Unit, be and is hereby approved and confirmed in accordance with the foregoing communication.



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1100  
Detroit, MI 48226  
Phone: (313) 628-2535  
Fax: (313) 224-2135  
E-Mail: OCFO@detroitmi.gov

**CFO MEMORANDUM  
NO. 2019-101-019**

**TO:** Michael E. Duggan, Mayor; Honorable Detroit City Council  
**FROM:** David P. Massaron, Chief Financial Officer  
**SUBJECT:** Fiscal Impact of Proposed Master Agreement between the City of Detroit and the American Federation of State, County and Municipal Employees Council 25 – Non-Supervisory (AFSCME)  
**DATE:** September 24, 2019

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1. AUTHORITY

- 1.1. State of Michigan Public Act 279 of 1909, Section 4s(2)(d), as amended by Public Act 182 of 2014, states the chief financial officer shall submit in writing to the mayor and the governing body of the City his or her opinion on the effect that policy or budgetary decisions made by the mayor or the governing body of the City will have on the City's annual budget and its four-year financial plan.
- 1.2. CFO Directive No. 2018-101-029 Fiscal Impact Statements states that the CFO shall issue Fiscal Impact Statements for all items requiring fiscal impact statements, as defined in that Directive, to provide financial information to the Mayor and the City Council as they consider action on proposed local policy or budgetary decision items.

2. PURPOSE

- 2.1. To provide financial information to the Mayor and the Detroit City Council as they consider action on the proposed Master Agreement ("contract") between the City of Detroit (the "City") and the American Federation of State, County and Municipal Employees Council 25 – Non-Supervisory (the "AFSCME").

3. OBJECTIVE

- 3.1. This Memorandum serves as the report on the fiscal impact of the proposed contract in relation to the City's annual budget for FY 2020 and four-year financial plan for FY 2020 – FY 2023 (the "City budget").

4. SCOPE

- 4.1. This Memorandum is not intended to convey any statements nor opinions on the advisability of entering into the provisions in the proposed contract, including but not limited to Work Rules, except for those components of the proposed contract that have or may have a fiscal impact on the City budget.
- 4.2. This fiscal impact analysis is based on the proposed contract as described below in Section 5 of this Memorandum. Should the proposal change prior to final approval, an updated CFO Memorandum on its fiscal impact would need to be issued.

5. STATEMENT

- 5.1. Conclusion: The proposed contract has no net negative impact on the City budget.

5.2. Background: The proposed contract's financial provisions would impact the budget for multiple departments providing annual wage increases of 2% for all bargaining unit members from FY 2020 through FY 2023. The impacted departments are listed in the fiscal impact chart in Section 5.3.

5.3. Fiscal Impact: The proposed wage increases are budgeted, so there is no incremental cost. Thus, the proposed contract changes would not require the identification of offsetting budget resources, and there is no net negative impact on the City budget.

### City of Detroit

#### American Federation of State, County and Municipal Employees (AFSCME)

<i>\$ in thousands</i>	2020	2021	2022	2023
<b>Current wages</b>				
Budgeted annual wages	\$ 33,071	\$ 33,732	\$ 34,407	\$ 35,095
<i>Budgeted annual wage increase</i>	2.0%	2.0%	2.0%	2.0%
<i>Budgeted FTE</i>	910	910	910	910
<i>Buildings and Safety Department</i>	45	45	45	45
<i>Public Works Department</i>	60	60	60	60
<i>Transportation Department</i>	180	180	180	180
<i>Office of the Chief Financial Officer</i>	72	72	72	72
<i>Fire Department</i>	5	5	5	5
<i>Health Department</i>	5	5	5	5
<i>Human Resources Department</i>	13	13	13	13
<i>Law Department</i>	18	18	18	18
<i>Municipal Parking Department</i>	12	12	12	12
<i>Board of Police Commissioners</i>	1	1	1	1
<i>Housing &amp; Revitalization Department</i>	4	4	4	4
<i>Police Department</i>	135	135	135	135
<i>Public Lighting Department</i>	1	1	1	1
<i>General Services Department</i>	343	343	343	343
<i>City Clerk</i>	1	1	1	1
<i>Elections Department</i>	15	15	15	15
Proposed annual wages	\$ 33,071	\$ 33,732	\$ 34,407	\$ 35,095
<i>Proposed annual wage increase</i>	2.0%	2.0%	2.0%	2.0%
Incremental wages	\$ -	\$ -	\$ -	\$ -
Incremental overtime	-	-	-	-
Incremental other fringes	-	-	-	-
<b>Total incremental cost of wage increase</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net impact on Four-Year Financial Plan</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>




**City of Detroit**  
**CITY COUNCIL**

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**RAQUEL CASTAÑEDA-LÓPEZ**  
COUNCIL MEMBER  
DISTRICT 6

**MEMORANDUM**

**TO:** Lawrence Garcia, Corporation Counsel  
**THRU:** Council President Brenda Jones  
**FROM:** Council Member Raquel Castañeda-López   
**DATE:** October 24, 2019  
**RE:** **Municipal Attorney Staff Increase**

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My office has become aware of the increasing demands on the municipal section of the Law Department, and requests that the Department increase municipal staff within the upcoming fiscal year budget in order to meet those demands and provide timely and satisfactory services.

Please feel free to reach out to my office with questions at (313) 224-0220.

**Cc:** Honorable Detroit City Council  
Stephanie Washington, City Council Liaison, Mayor's Office  
City Clerk

CITY CLERK 2019 OCT 24 PM12:48