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**City of Detroit**

**Board of Zoning Appeals  
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**JAMES W. RIBBRON**

Director

**PLEASE NOTE  
LOCATION OF  
HEARING HAS  
CHANGED**

REGULAR MEETING OF  
**NOVEMBER 26, 2019**  
**BOARD OF ZONING APPEAL'S**  
**ON THE 2<sup>ND</sup> FLOOR, SUITE 212**  
**COLEMAN A. YOUNG MUNICIPAL CENTER**

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: November 19, 2019**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 76-19**

**APPLICANT: PATRICK MEEHAN**

**LOCATION: 6001 CASE AVE.** between York and Burroughs in a **SD2-H Zone** (Special Development District, Mixed-Use Historic)-City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** W CASS LOTS 5 THRU 1, E 12 FT OF S 57.50 FT OF 8 & E 12 FT OF 11 ALSO VAC ALLEYS ADJ BLK 11 CASS FARM CO LTD SUB L19 P35 PLATS W C R 2/27 39,813 SQ FT COMB OF PART OF ITEMS 02001069. & 02002158. LK 12/26/03

**PROPOSAL:** Patrick Meehan/6001 Cass, LLC is requesting dimensional variances for a sign projecting into the right of way with electronic message board display (Projecting Sign) 351.4 square feet in area on a 6 story 39,560 square foot building located in a SD2-H (Special Development District, Mixed-Use - Historic). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments and for a variance of the height limitation of signs as provided for in Sec. 61-6-38 of this Code. Said dimensional variances may be granted on the approval criteria of Sec, 50-4-121 of this Code, except as may be limited or restricted by other provisions of this Zoning Ordinance. Also, height of signs, excessive electronic message board coverage and excessive business sign area. (Sections 50-4-131 Permitted dimensional variances, 50-6-20 Sign, projecting and 50-4-121 Approval Criteria).AP

**10:00 a.m. CASE NO.:** 72-19 (aka BSEED SLU2019-00197)

**APPLICANT:** ALI AL-ZAGHIR

**LOCATION:** 14411 JOY RD. between Mark Twain and Strathmoor in a B4 zone (General Business District).-City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** S JOY RD 43 THRU 34 CUMBERLAND INVESTMENT CO BONAPARTE-CHASE SUB L59 P23 PLATS, W C R 22/592 200 X 100

**PROPOSAL:** Ali Al-Zaghir requests variance to establish a Minor Auto Repair in an existing 2,370 sq. ft. building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; (Sections 50-4-131(1) Permitted Dimensional Variances, Location or amount of Off-Street-Parking, 50-14-60 Off-Street Parking and 50-4-121 Approval Criteria).AP

**10:45 a.m. CASE NO.:** BSEED SLU2019-00094-COMMUNITY APPEAL

**APPLICANT:** CHURCH OF OUR FATHER BAPTIST

**LOCATION:** 4809 E. SEVEN MILE between Healy and Lamont in a B4 (General Business District)-City Council District #3

**LEGAL DESCRIPTION OF PROPERTY:** N SEVEN MILE ROAD 80 81 82 DONDEROS L38 P43 PLATS, W C R 13/268 93 X 100

**PURPOSAL:** Church of Our Father Baptist c/o Pastor Burnard Byles appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED SLU2019-00094) which (Approved with Conditions) permission TO ADD BSEED a Specially Designated Distributor's (SDD) license (Carry-Out Sale of Liquor for off-premise consumption) to an existing SDM establishment (Carry-out Sale of Beer & Wine for off-premise consumption) in an existing 5,415 square foot building in an B4 (General Business District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; Michigan courts have held that in order to meet the "aggrieved person" standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on "Aggrieved Person" Standard and 50-3-381 General Approval Criteria (Community Appeals)).AP

- VII. PUBLIC COMMENT / NEW BUSINESS  
Next Hearing Date: December 3, 2019
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.