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**PLEASE NOTE
LOCATION OF
HEARING HAS
CHANGED**

**REGULAR MEETING OF
DECEMBER 10, 2019
BOARD OF ZONING APPEAL'S
ON THE 2ND 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

CASE NO.: 14-17 (aka BSE&ED 89-16) - CIRCUIT COURT REMANDED BACK FOR REVIEW

APPLICANT: HEATHER GATIE

LOCATION: 13815 W. Eight Mile Rd. Between: Lesure St and Stansbury Ave in a B4 Zone (General Business District)

III. MINUTES:

- A. APPROVAL OF MINUTES: December 3, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 81-19 (BSEED SLU2019-00054)

APPLICANT: AMERICA'S BEST CHOICE COMMERCIAL FUNDING, LLC

LOCATION: 15630 W. Seven Mile Rd. between Winthrop and Forrer in a B4 (General Business District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: N SEVEN MILE W 731 THRU 737 EXC SEVEN MILE RD AS WD LONGVIEW SUB L43 P81 PLATS, W C R 22/347 140 X 75.90A

PROPOSAL: America's Best Choice Commercial Funding, LLC request variances to establish a Cabaret (Group 'A') (sale of alcoholic beverages with dancing and/or live entertainment)) in an existing 6,205 square foot building Approved w/Conditions BSEED: SLU2019-00054 – effective August 9, 2019) in a B4 (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; per section 50-14-38 (Retail, Service and Commercial Uses) the use is within 1000 feet of 2 (two) Regulated Uses; 15407 W. Seven Mile (Encore Lounge and Grill – 650 feet and 15838 W. Seven Mile (Living Room Lounge – 458 feet), also 56 spaces are required for parking; 11 are proposed; a 5 ft. Pedestrian walkway is required – 3 ft. on the eastern parking lot proposed. (Sections 50-4-131(6) Permitted Dimensional Variances, General Dimensional Standards, Section 50-14-38 (Retail, Service and Commercial Uses), 50-3-61 Waiver of spacing requirement from other regulated uses and 50-4-121 Approval Criteria).AP

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

10:00 a.m. CASE NO.: 82-19

APPLICANT: ANDREW C. KEN

LOCATION: 4101 Grandy (4801 Grandy) between Superior and E. Alexandrine Ave in a R2 (Two-Family Residential District).-City Council District 5

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Andrew C. Kem request permission to change an existing non-conforming factory which was established in (Permit#37331 April 8, 1963) to a non-conforming Art Studio/Low/Medium Impact Fabrication located on approximately 6,420 square feet with a 5,063 sq. ft. building in a R2 (Two-Family Residential District). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. (Sections 50-15-30. - Change of nonconforming use to other nonconforming use and Sec. 50-15-27. - Required findings.)AP

10:45 a.m. CASE NO.: 84-19

APPLICANT: BRIAN HURTTIENNE

LOCATION: 1546 Elm between Cochrane and Trumbull in an R2 (Two-Family Residential District).-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PURPOSAL: Brian Hurttienne requests dimensional variances to construct a 7 (seven) unit 10,786 sq. ft. Townhouse building with accessory residential parking approved w/conditions in BSEED: SLU20019-00019 in an R2 (Two-Family Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments. Per Section Sec. 50-8-19(2). - Conditional uses and Sec. 50-8-22. - Conditional retail, service, and commercial uses Sec. 50-12-167 – Townhouses; front setback 20 feet required – 8 feet 4 inches proposed, Minimum Lot Coverage 35% permitted – 56% proposed and side setbacks 23 total side set back required – 5’5 feet proposed.. (Sections 50-4-131(6) Permitted Dimensional Variances, General Dimensional Standards, 50-8-19(2) - Conditional uses and 50-8-22 - Conditional retail, service, and commercial uses 50-12-167 – Townhouses and 50-4-121 Approval Criteria.)AP

- VII. PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: December 17, 2019
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**