

**BOARD MEMBERS**

**Robert E. Thomas**

Chairperson  
Council District 5

**Vivian Teague**

Vice Chairperson  
Council District 2

**Robert G. Weed**

Council District 1

**Elois Moore**

Council District 3

**Jacqueline Grant**

Council District 4

**Debra T. Walker**

Council District 6

**Kwame Finn**

Council District 7



**JAMES W. RIBBRON**

Director

**City of Detroit  
Board of Zoning Appeals  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 212  
Detroit, Michigan 48226  
Phone: (313) 224-3595  
Fax: (313) 224-4597  
Email: boardofzoning@detroitmi.gov**

**PLEASE NOTE  
LOCATION OF  
HEARING HAS  
CHANGED**

**REGULAR MEETING OF  
FEBRUARY 11, 2020  
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: January 28, 2020**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 88-19 aka BSEED SLU2019-00095**

**APPLICANT: EBONY BUTLER**

**LOCATION: 4535 E. Seven Mile Rd. Between: Eureka and Justine  
B4 Zone (General Business District)-City Council District  
#3**

**LEGAL DESCRIPTION OF PROPERTY: N SEVEN MILE RD 3 THRU 6 SEVEN  
OAKS L36 P9 PLATS, W C R 13/243 80 X 100**

**PROPOSAL: Ebony Butler requests a dimensional variance to add a  
Rental/Banquet Hall to an existing 3,633 square building  
which was approved w/conditions in SLU2019-00095 in a  
B4 Zone (General Business District). This case is appealed  
because the Board of Zoning Appeals shall be authorized  
to hear dimensional variance requests for matters that  
are beyond the scope of Buildings and Safety  
Engineering Department ten percent (10%)  
administrative adjustments and for a variance from the  
required location of off-street parking facilities or the  
amount of off-street parking facilities required, or both,  
where, after investigation by the Board, it is found that  
such modification is necessary to secure an appropriate  
development of a specific parcel of land, provided, that  
any such modification will not be inconsistent with other  
requirements and general purpose of this Zoning  
Ordinance; parking deficiency – 36 parking spaces  
required; 5 provided. (Sections 50-4-102 Permitted  
Dimensional Variances, Location or Amount of Off-  
Street-Parking 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.:** 6-19

**APPLICANT:** ESAM VINNIE SHOKRIE

**LOCATION:** 8836 McGraw Between: Addison and Cabot in a R2 Zone (Two-Family Residential District)-City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** E ADDISON N 2.37 FT IN FRT BG N 2.26 FT IN REAR OF 26 27&28 ADDISONS SUB L14 P3 PLATS, W C R 20/375 62.37 IRREG

**PROPOSAL:** Esam Vinnie Shokrie requests Hardship Relief TO add a C-Store with SDM-SDD and cellular store with repair to a Retail Store building in a R2 Zone (Two-Family Residential District). This case is appealed because C-Store with SDM-SDD and cellular store with repair to a Retail Store building not allowed R2 (Two-Family Residential District). Also, the Board of Zoning Appeals shall hold a public hearing to determine whether all reasonable economic use has been prevented as a result of final action on the application. The Board may adopt any legally available incentive or measure that is reasonably necessary to offset any denial of reasonable economic use, and may condition such incentives upon approval of specific development plans. (Sections Hardship Relief Petitions: 50-4-151. - Deprivation of use of property, 50-4-132 Other Dimensional Variances, General Dimensional Standards and 50-4-121 Approval Criteria.).AP

**10:45 a.m. CASE NO.:** 87-19

**APPLICANT:** INTERNATIONAL OUTDOOR

**LOCATION:** 850 W. Fisher Fwy. Between: 4<sup>th</sup> and 3rd in a B4 Zone (General Business District)-City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** N FISHER FWY E 21 FT 6 BLK 67 JONES FARM SUB L1 P184 PLATS, W C R 4/16 21 X 42

**PURPOSAL:** International Outdoor requests Hardship Relief TO erect a billboard measuring twenty five feet high by forty feet wide digital display area with an overall height of seventy feet not allowed in a B4 (General Business District) on a 882 square foot lot in B4 Zone (General Business District).This case is appealed because Billboards are not allowed B4 (General Business District). Also, the Board of Zoning Appeals shall hold a public hearing to determine whether all reasonable economic use has been prevented as a result of final action on the application. The Board may adopt any legally available incentive or measure that is reasonably necessary to offset any denial of reasonable economic use, and may condition such incentives upon approval of specific development plans. (Sections Hardship Relief Petitions: 50-4-151. - Deprivation of use of property, 50-4-132 Other Dimensional Variances, General Dimensional Standards and 50-4-121 Approval Criteria.).AP

- VII. PUBLIC COMMENT / NEW BUSINESS  
Next Hearing Date: February 18, 2020
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED