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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  
**FEBRUARY 18, 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: February 11, 2020**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 105-19 (AKA BSEED SLU2019-00176)**

**APPLICANT: 511 Design, LLC**

**LOCATION: 1992, 2000 & 2004 Scotten and 4111 Wolff Between:  
Wolff and W Vernor R2 Zone (Two-Family Residential  
District)-City Council District #6**

**LEGAL DESCRIPTION OF PROPERTY: S WOLFF 24 WOLFFS SUB L8 P35  
PLATS, W C R 14/41 30 X 115 SPLIT ON 03/11/2019 WITH 14009537.  
14009538., 14009539. INTO 14009537-9**

**PROPOSAL: 511 Design, LLC request dimensional variances to  
expand an existing two-building Religious Institution  
campus by adding a new 4,644 square foot auxiliary  
building in an R2 Zone (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 for a variance  
of the minimum setbacks, for a variance of the loading  
space provisions of ARTICLE XIV, DIVISION 1,  
Subdivision D of this Chapter and for a variance of  
various developmental standards and use regulation  
requirements; Front setback: 20' feet required; 8' feet  
proposed, Maximum Parking Lot Distance: 100 feet  
required, 205 feet proposed. (Sections 50-4-132 - Other  
variances 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.:** 73-19 (AKA BSEED SLU2019-00007)

**APPLICANT:** ABDULMALIK ALHARTAKI

**LOCATION:** 16980 W. Warren Between: Clayburn and Rutland in a B4 Zone (General Business District)-City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** N WARREN 807 THRU 802 WEST WARREN PARK SUB L50 P6 PLATS, W C R 22/249 125 X 100

**PROPOSAL:** Abdulmalik Alhartaki appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2019-00007) which DENIED the site plan for the proposed intensification of the current use Minor Motor Vehicle Repair from three (3) service bays to seven (7) service bays on a 12,500 square foot lot in a 3,670 square foot building in a B4 zone (General Business District). This case is appealed because The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; site plan denied; did not meet the site plan requirements (see BSEED letter dated January 22, 2020). (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-151 thru 50-3-187 Approval Criteria.).AP

**10:45 a.m. CASE NO.:** 94-19 (AKA BSEED 147-17)

**APPLICANT:** KAZEM JAWAD

**LOCATION:** 13777 Plymouth Between: Freeland and Schaefer in a M4 Zone (Intensive Industrial District)-City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** S PLYMOUTH E 90 FT OF W 406 FT A EXCEPT N 33 FT E 340 FT OF W 406 FT BC&D LYG N WLY OF PENN R R LOUD SPUR R/W PLAT OF THE ESTATE OF JOHN KEAL L543 P404 DEEDS, W C R 22/586 78322 SQ FT

**PURPOSAL:** Kazem Jawad appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 147-17 effective date August 8, 2019) which DENIED a (re-submission) to add a Junkyard with dismantling to an existing used auto parts facility and used motor vehicle sales lot on a combined 2.39 acre site in a M4 zone (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Also, the establishment, maintenance, location and operation of the proposed Conditional Use will be detrimental, the current use of used auto parts sales does not have a certificate of compliance, business license nor legal building permits and the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding properties. (Sections 50-12-341 - Junkyards. Setbacks 50-4-132 - Other variances and 50-2-281 Approve Criteria –Conditional Land Use.).AP

- VII. PUBLIC COMMENT / NEW BUSINESS  
Next Hearing Date: February 25, 2020
- 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](mailto:crio@detroitmi.gov) to schedule these services.