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JAMES W. RIBBRON

Director

**PLEASE NOTE
LOCATION OF
HEARING HAS
CHANGED**

REGULAR MEETING OF

FEBRUARY 25, 2020

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

III. MINUTES:

A. APPROVAL OF MINUTES: February 18, 2020

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 112-19

APPLICANT: JEFFERSON LARNED DEVELOPMENT COMPANY, LLC

LOCATION: 1475 E. Jefferons Between: Rivard and Riopelle in a B4 Zone (General Business District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: N JEFFERSON 40&41 W 51.25 FT ON S LINE BG W 37.25 FT ON N LINE 42 E 20 FT VAC RUSSELL ADJ PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3 176.86 IRREG & N JEFFERSON 10 SOUTH LAFAYETTE PARK SUB L88 P61-4 PLATS, W C R 7/103 103.45 X 201.26

PROPOSAL: Jefferson Larned Development Company, LLC request a parking variance to develop Retail Stores with or without drive-up or drive through facilities (by right use) in a 38,240 square foot building in a B4 Zone (General Business Residential District). This case is being appealed because deficient off street parking. The porting requirement is 143 off-street parking spaces, 100 parking spaces are proposed. (Sections 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.: 110-19

APPLICANT: RACQUET UP DETROIT

LOCATION: 17567 Hubbell Between: Thatcher and Outer Dr. in a R1 Zone (Single Family Residential District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: N OUTER DRIVE ALL THAT PT OF S W 1/4 SEC 7 T 1 S R 11 E BOUNDED BY THATCHER 47 FT WD & LAUDER 15 FT WD & OUTER DRIVE 150 FT WD & HUBBELL AVE 76 FT WD 22/--- 8.098 ACS

PROPOSAL: Racquet Up Detroit request a parking variance to Construct a 19,159 square foot building to establish a Neighborhood Center Non-Profit on a 2.033 acre portion of a 16.2 acre site in a R1 zone (SINGLE 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 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; Location or Amount of Off-Street Parking. 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; One Hundred Ninety One (191) off-street parking spaces are required – forty seven (47) spaces are provided. (Sections Sec. 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria).AP

10:45 a.m. CASE NO.: 106-17 (aka BSEED 121-16) – Rehearing Granted November 5, 2019

APPLICANT: GHASSAN HANNA / THREE BROTHERS AUTO SALES, INC.

LOCATION: 10325 W. Eight Mile Rd. Between: Birwood Ave. and Griggs Ave in a B2 Zone (Local Business & Residential District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE ROAD 11 GRAND PARK SUB L42 P16 PLATS, W C R 16/404 20 X 100

PURPOSAL: Ghassan Hanna/Three Brothers Auto Sales, Inc., appeals the decision of the Buildings Safety Engineering and Environmental Department’s letter dated October 24, 2018, which states; the subject property is located within 1000 feet of Wells Park located at 20159 Griggs, BSEED has determined this location is in a Drug Free Zone in a B2 zone (General Business District). This case is being 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. Also, the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marijuana caregiver center in a Drug Free Zone. The locational specifications related to drug-free zones of subsection 354(b)(1) of this section may not be waived or modified by the Buildings, Safety Engineering and Environmental Department, nor the Board of Zoning Appeals. Applications that are not consistent with the locational specifications of subsection (b)(1) of this section shall be considered ineligible and shall be dismissed. Also, the proposed MMCC located at 10325 W. Eight Mile has been identified as being in a Drug Free Zone (DFZ) based on its proximity to the Wells Park located at 20159 Griggs. Therefore, because 10325 W. Eight Mile Rd is within 1000 feet Wells Park, it is affirmed in a DFZ contingent upon 61-3-353(2) of the Detroit City Code. (Sections 50-3-534 Conditional Uses; Procedures; Waivers; Public Nuisance, 50-12-132 Other uses-Spacing, 50-12-127 SPC (Spacing), 50-4-132(3) Other Variances, Variance of Spacing/Locational Regulation, 50-12-135 Waiver of General Spacing Requirements and 50-4-121 Approval Criteria).AP

- VII. PUBLIC COMMENT / NEW BUSINESS
Next Hearing Date: March 17, 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 to schedule these services.