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# City of Detroit

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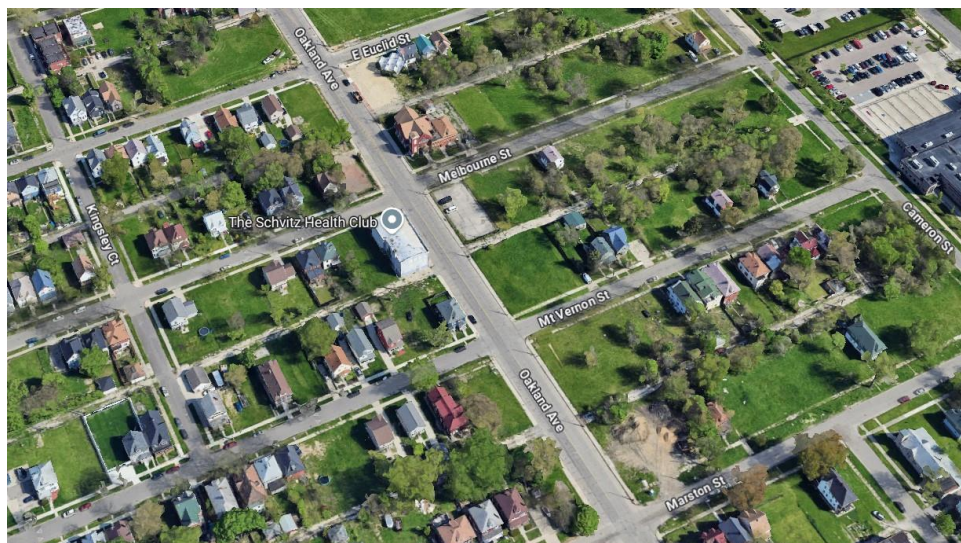
**TO:** City Planning Commission

**FROM:** Kimani Jeffrey, City Planner

**RE:** Request of Patrick Lynch to amend Article XVII, Section 50-17-9, District Map No. 8 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a R3 (Low Density Residential District) zoning classification exists at the property commonly known as 656 and 662 Melbourne Street, generally bounded by Melbourne Street, Oakland Avenue, Mt. Vernon Street and Kingsley Street . The proposed rezoning is being requested in order to allow for the installation of an HVAC system and outdoor lounge expansion to the adjacent Schvitz Health Club.

**DATE:** April 29, 2025

A public hearing is scheduled to be held on May 1<sup>st</sup> before the CPC regarding the petition of Patrick Lynch to show a B4 (General Business District) zoning classification where a R3 (Low Density Residential District) zoning classification exists at the property commonly known as 656 and 662 Melbourne Street, generally bounded by Melbourne Street, Oakland Avenue, Mt. Vernon Street and Kingsley Street (shown in map below). The proposed rezoning is being requested in order to allow for the installation of an HVAC system and outdoor lounge expansion to the adjacent Schvitz Health Club at 8295 Oakland Ave.



Aerial view of The Schvitz and surrounding community

## BACKGROUND

Patrick Lynch presently operates the Schvitz Health Club in the North End neighborhood; the ownership of the subject building has coined this site as the only historic bathhouse in Detroit. The Schvitz Health Club (Yiddish for sweat) was established in 1930 as the Oakland Bath House and has a very unique history. In its past it was known for being a frequent gathering place for the notorious Purple Gang and later was used for swinger parties. It has also been known as a place of cleansing and restoration throughout its history for Russian Jews. The current ownership is bringing this historic building back to its origins as a place for restoration as a sauna and bath house.



Historical and recent photos

## PROPOSAL

The subject parcels being petitioned for rezoning are presently vacant and located just west of the Schvitz building. The parcels proposed to be rezoned are currently R3, and the petition is to rezone them to B4 in order to allow the Schvitz to install an outdoor lounge area and HVAC system. The rezoning of these parcels would essentially expand the B4 zoning of the Schvitz further into Melbourne Street. Mr. Lynch indicates his team recently purchased the single family house directly west of the proposed expansion and plans to rent the property for residential use.



Rendering of proposed expansion

## **EXISTING AND PROPOSED ZONING**

### **R3 Low Density Residential District**

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

### **B4 General Business District**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

**North:** R3 & B4; residential homes and vacant parcel  
**East:** B4; Schvitz Health Club  
**South:** R3 & B4; residential home and vacant parcel  
**West:** R3; residential homes

## **MASTER PLAN CONSISTENCY**

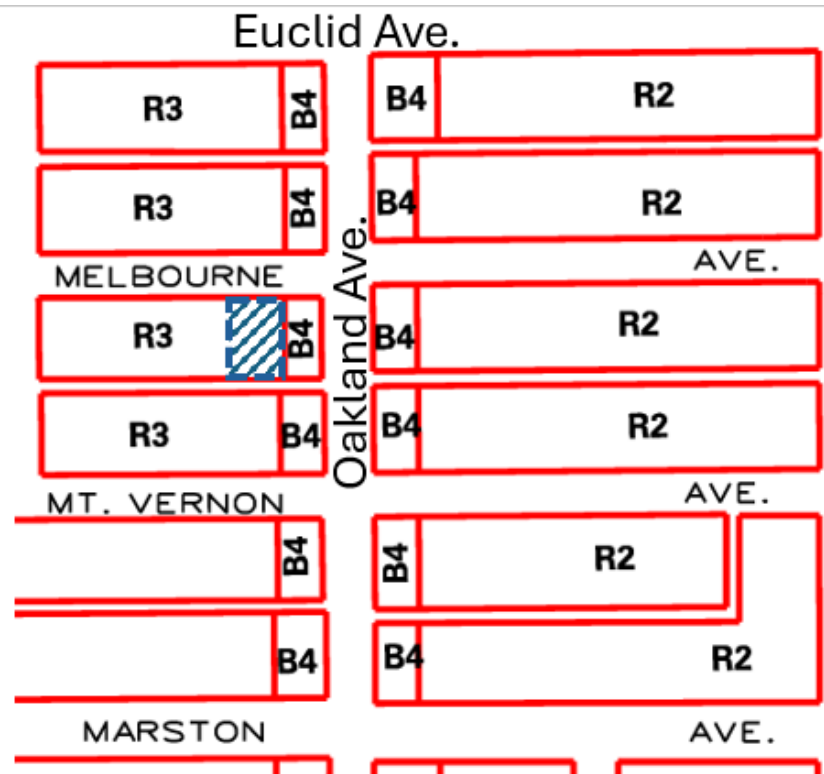
The subject rezoning site is located within the Middle Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Neighborhood Commercial (CN). Staff is consulting the Planning and Development Department on this matter and have requested a Master Plan Interpretation.

## **COMMUNITY ENGAGEMENT**

The petitioner has been working with the surrounding community to garner support. They have spoken to neighbors of Melbourne Street to solicit feedback and have also worked with the Nazarene Missionary Baptist Church (located northeast of the Schvitz at Melbourne and Oakland Avenues) for support and to partner on a shared parking arrangement for the Schvitz. At this point, there seems to be general support for the petition. Any further feedback will be heard during the public hearing.

Attachment:

cc: Alexa Bush, Director, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
Jayda Philson, BSEED  
Bruce Goldman, Law Department  
Daniel Arking, Law Department



**THE PROPOSED REZONING IS INDICATED BY THE SHADED AREA**