



**BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT**

Coleman A. Young Municipal Center
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Detroit, Michigan 48226

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April 10, 2025

Reginald Jewell
19244 Grand River Ave
Detroit MI 48223

RE: 19244 Grand River Ave (PIN: 22008033-4)
Conditional Land Use
SLU2024-00107

To the Attention of Reginald Jewell,

We have completed our review of your application and plans, re-submitted via eLAPS on March 30, 2025.

The current legal land use of the above-referenced property is “Bar” per building permit 31271 issued March 13, 1986.

The subject site is located within the B4 (General Business) Zoning District. This is also located within the Traditional Main Street Overlay (TMSO) and will need to be reviewed and approved by the Planning and Development department for any work done on the exterior. The applicant proposes to change the use to “Rental hall”, which is permitted conditionally in the B4 Zoning District per Section 50-9-112(36); thus, a Special Land Use Hearing is required.

A neighborhood petition verifying that at least 67% of the people owning property, residing, or doing business within 500’ radial feet of the location was required to waive the proximity of the proposed use to residentially zoned land per Section 50-12-309(1); the petition was verified by BSEED on January 9, 2025.

Per Section 50-14-7(3) No additional off-street parking, beyond that already provided, shall be required for structures erected prior to April 9, 1998, other than religious institutions, that do not exceed 3,000 square feet, the proposed ‘Rental Hall’ is 1,926 square feet. The site does provide 2 parking spaces behind the building.

After reviewing your proposed plans, we find the site plan meets the site plan requirements of Section 50-3-171 of the Detroit Zoning Ordinance and has been **approved with the following conditions:**

- That hours of operation shall be established in order to discourage late hour activities in this residential neighborhood; and
- That there shall be no exterior storage including any rubbish or debris generated by this operation. All such materials shall be kept within the building until



removed from the site or be kept within a masonry enclosed dumpster enclosure with opaque gates; and

- That all Rental Hall activities must remain inside the building and shall not take place in the courtyard; and
- That the exterior façade meets the TMSO requirements of the Detroit Zoning Ordinance, that has been reviewed and approved by PDD before a building permit is issued.
- That marijuana shall not be consumed on the premises; and
- That per Section 50-12-309 ("Rental Halls") the site is subject to the licensing requirements of Chapter 38 of this Code, *Rental Halls and Banquet Facilities*.

Our office will contact you shortly regarding the date of your public hearing. If you have any questions, please email zoning@detroitm.gov or call (313) 224-1317 and someone from our office will get back in touch with you.

Sincerely,

Jayda Philson

Jayda Philson
Zoning Manager