

Board Members

Robert E. Thomas
Chairperson

Vivian Teague
Vice Chairperson

Robert G. Weed
Council District 1

Elois Moore
Council District 3

Jacqueline Grant
Council District 4

Debra Walker
Council District 6

Kwame Finn
Council District 7



James W. Ribbron
Director

City of Detroit
Board of Zoning Appeals
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MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **DECEMBER 10, 2019** on the 2nd Floor in the BZA Office, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert G. Weed, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Debra Walker, Board Member
- (4) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

- (1) Kwame Finn, Board Member
- (2) Vivian Teague, Board Member
- (3) Jacqueline Grant, Board Member

MINUTES:

Board Member Grant made a motion to approve the minutes December 3, 2019 with any corrections.

Affirmative: Mr. Weed, Thomas
Ms. Moore, Walker
Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

9:15 a.m. **CASE NO.:** 81-19 (BSEED SLU2019-00054)

APPLICANT: AMERICA'S BEST CHOICE COMMERCIAL FUNDING, LLC

LOCATION: 15630 W. Seven Mile Rd. between Winthrop and Forrer in a B4 (General Business District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: N SEVEN MILE W 731 THRU 737 EXC SEVEN MILE RD AS WD LONGVIEW SUB L43 P81 PLATS, W C R 22/347 140 X 75.90A

PROPOSAL: America's Best Choice Commercial Funding, LLC request variances to establish a Cabaret (Group 'A') (sale of alcoholic beverages with dancing and/or live entertainment)) in an existing 6,205 square foot building Approved w/Conditions BSEED: SLU2019-00054 – effective August 9, 2019) in a B4 (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; per section 50-14-38 (Retail, Service and Commercial Uses) the use is within 1000 feet of 2 (two) Regulated Uses; 15407 W. Seven Mile (Encore Lounge and Grill – 650 feet and 15838 W. Seven Mile (Living Room Lounge – 458 feet), also 56 spaces are required for parking; 11 are proposed; a 5 ft. Pedestrian walkway is required – 3 ft. on the eastern parking lot proposed. (Sections 50-4-131(6) Permitted Dimensional Variances, General Dimensional Standards, Section 50-14-38 (Retail, Service and Commercial Uses), 50-3-61 Waiver of spacing requirement from other regulated uses and 50-4-121 Approval Criteria.).AP

ACTION OF THE BOARD Mr. Weed made a motion to Grant Spacing and dimensional variances establish a Cabaret (Group 'A') (sale of alcoholic beverages with dancing and/or live entertainment)) in an existing 6,205 square foot building Approved w/Conditions BSEED: SLU2019-00054 Support by Mr. Thomas

Affirmative: Mr. Thomas, Weed
Ms. Walker, Moore

Negative:

DIMENSIONAL AND SPACING VARIANCES GRANTED

10:00 a.m. **CASE NO.:** 82-19

APPLICANT: ANDREW C. KEN

LOCATION: 4101 Grandy (4801 Grandy) between Superior and E. Alexandrine Ave in a R2 (Two-Family Residential District).-City Council District 5

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PROPOSAL: Andrew C. Kem request permission to change an existing non-conforming factory which was established in (Permit#37331 April 8, 1963) to a non-conforming Art Studio/Low/Medium Impact Fabrication located on approximately 6,420 square feet with a 5,063 sq. ft. building in a R2 (Two-Family Residential District). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. (Sections 50-15-30. - Change of nonconforming use to other nonconforming use and Sec. 50-15-27. - Required findings.)AP

Action of the Board: Ms. Moore made a motion to Grant permission to change an existing non-conforming factory which was established in (Permit#37331 April 8, 1963) to a non-conforming Art Studio/Low/Medium Impact Fabrication located on approximately 6,420 square feet with a 5,063 sq. ft. building in a R2 (Two-Family Residential District). Seconded by Ms. Walker

Affirmative: Mr. Weed, Thomas
Ms. Moore, Walker

Negative:

CHANGE OF NONCONFORMING USE GRANTED

10:45 a.m. CASE NO.: 84-19

APPLICANT: BRIAN HURTTIENNE

LOCATION: 1546 Elm between Cochrane and Trumbull in an R2 (Two-Family Residential District).-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: Available Upon Request

PURPOSAL: Brian Hurttienne requests dimensional variances to construct 7 (seven) unit 10,786 sq. ft. Townhouse building with accessory residential parking approved w/conditions in BSEED: SLU20019-00019 in an R2 (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. Per Section Sec. 50-8-19(2). - Conditional uses and Sec. 50-8-22. - Conditional retail, service, and commercial uses Sec. 50-12-167 – Townhouses; front setback 20 feet required – 8 feet 4 inches proposed, Maximum Lot Coverage 35% permitted – 56% proposed and side setbacks 23 total side set back required – 5’5 feet proposed.. (Sections 50-4-131(6) Permitted Dimensional Variances, General Dimensional Standards, 50-8-19(2) - Conditional uses and 50-8-22 - Conditional retail, service, and commercial uses 50-12-167 – Townhouses and 50-4-121 Approval Criteria.)AP

ACTION OF THE BOARD Ms. Moore made a motion to Grant dimensional variances to construct 7 new, 2 story townhouses and accessory parking garages on vacant land in a R2 zone. Support by Ms. Walker

Affirmative: Mr. Weed, Thomas
Ms. Moore, Walker

Negative:

DIMENSIONAL VARIANCES GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Weed motioned that the meeting be adjourned. Board Member Moor seconded this motion which was unanimously carried and the meeting adjourned at 11:15 A.M.

RESPECTFULLY SUBMITTED



**JAMES W. RIBBRON
DIRECTOR**

JWR/atp

