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**CITY OF DETROIT**  
**BOARD OF ZONING APPEALS**  
Coleman A. Young Municipal Center  
2 Woodward Avenue Suite 212  
Detroit, Michigan 48226  
(313) 224-3595

**JAMES W. RIBBRON**  
**DIRECTOR**

**LYALL T. HOGGATT**  
**APPEALS SPECIALIST**

**REGULAR MEETING OF JUNE 17, 2014**  
**IN THE ERMA L. HENDERSON AUDITORIUM**  
**ON THE 13TH FLOOR**  
**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 THE MINUTES: June 3, 2014**
- IV. COMMUNICATIONS:**
- V. DIRECTOR REPORT'S**
- VI. MISCELLANEOUS BUSINESS:**
- VII. PUBLIC HEARINGS:**

**9:30 a.m. CASE NO.: 18-14 (aka BSE&ED 15-14)**

**APPLICANT: The Green Garage, LLC c/o Thomas Brennan**

**LOCATION: 624 W. Alexandrine Between: Second and Third in a R5-H Zone (Medium Density Residential District-Historic).**

**LEGAL DESCRIPTION OF PROPERTY: 19-17 BLK 96 CASS FARM SUB L1 P175-7 PLATS, W C R 4/34 150 X 153 (PIN 04000826-8)**

**PROPOSAL: The Green Garage, LLC c/o Thomas Brennan requests a dimensional variance and a variance from a developmental standard TO renovate an entire five (5) story building with accessory Off-Street-Parking, convert part of the existing building to a hostel, build an addition containing elevators and a stairway and add four (4) units on the roof in a R5-H zone (Medium Density Residential District-Historic). This case is appealed because the Board of Zoning Appeals may vary the requirements and limitations that are imposed by this zoning ordinance that pertain to dimensional requirements, use regulations, locational/spacing requirements, or general development standards of various land use where strict application of such requirements or standards would result in practical difficulty and where all applicable standards and approval criteria of this division are met, including those of Sec. 61-4-81 of this Code. Also, 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. In addition, deficient side yard setback of parking areas, deficient front yard setback and deficient opaque screened wall along alley. (Sections 61-4-89 Variances, In General, 61-4-81 Approval Criteria).AP**

*\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\**

JUNE 17, 2014  
DOCKET CONTINUED

**10:00 a.m. CASE NO.:** 16-14 (aka BSE&ED 5-14)

**APPLICANT:** Brew Detroit, LLC c/o Keith E. Sirois and MacLean Enterprises, LLC c/o Neal MacLean

**LOCATION:** 1400 Howard (aka 1401 Abbott) Between: Trumbull and 6<sup>th</sup> Street in a M3 Zone (General Industrial District).

**LEGAL DESCRIPTION OF PROPERTY:** E 50 FT OF 24 23 THRU 17 AND W 25 FT OF VAC BROOKLYN AVE ADJ WEST SIDE INDUSTRIALSUB NO 1 L83 P95 PLATS, W. C. R. 6/196 146,752 SQ FT (PIN 06000108-15)

**PROPOSAL:** Brew Detroit, LLC c/o Keith E. Sirois and MacLean Enterprises, LLC c/o Neal MacLean request a Locational/Spacing variance TO establish a Brewpub/microbrewery/small distillery outside the Central Business District that serves alcohol for consumption on the premises in a 67,157 square foot portion of an existing 86,702 square foot building in a M3 zone (General Industrial District). This case is appealed because the Buildings and Safety Engineering Department shall not approve any such request where there are already in existence two (2) or more Regulated Uses within one thousand (1,000) feet of the boundaries of the site of the proposed Regulated Use, except as provided for through the waiver provisions set forth in Article III, Division 8, Subdivision C of this Chapter. To prevent the over-concentration of Regulated Uses in a given area, not more than two (2) Regulated Uses may be established within a one thousand (1,000) foot radius; Also, there are more than two (2) other Regulated uses within 1,000 radial feet of this site. (Sections 61-3-252 Spacing Requirements 61-3-26(b) Procedure, 61-3-271 Waiver of Spacing Requirement from Other Regulated Uses, 61-4-91(3) Other Variances, Variance of Spacing/Locational Regulation and 61-4-81 Approval Criteria).AP

VIII. PUBLIC COMMENT / NEW BUSINESS  
IX. ADVISEMENTS / OLD BUSINESS  
X. MEETING ADJOURNED