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CITY OF DETROIT
BOARD OF ZONING APPEALS
Coleman A. Young Municipal Center
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Detroit, Michigan 48226
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JAMES W. RIBBRON
DIRECTOR

LYALL T. HOGGATT
APPEALS SPECIALIST

REGULAR MEETING OF SEPTEMBER 9, 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: August 26, 2014**
- IV. COMMUNICATIONS:**
- V. DIRECTOR REPORT'S**
- VI. MISCELLANEOUS BUSINESS:**
- VII. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 30-14

APPLICANT: Jason Saad & Subi Saad / Trumpps Properties

LOCATION: 21413 W. Eight Mile Rd. Between: Chappal and Trinity in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: THE EAST 33 FEET OF LOT 142 AND THE WEST 7 FEET OF LOT 144 OF JOHN F IVORY SUBDIVISION NO. 2 LIBER 80 PAGE 51. W.C.R.

PROPOSAL: Jason Saad & Subi Saad / Trumpps Properties requests permission to make structural alterations to a Group "D" Cabaret (Adult Use/Sexually Oriented Business) and (Nonconforming Use) BY moving an existing main entry door, construct a twenty-two (22) foot long by forty-two (42) inch high masonry wall with a thirty-six (36) inch decorative gate (covered area for employee entrance) and install two (2) internally illuminated wall signs consisting of 960 square feet on the west elevation of the building and 520 square feet on the north elevation of the building which consist of neon architectural light features EIFS (Exterior Insulation Finish System) in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall have the authority to hold hearings and render decisions with respect to nonconforming uses, buildings, and structures. Structural alterations of any legally established nonconforming adult use/sexually oriented business may be permitted by the Board of Zoning Appeals where: (1) The proposed structural alteration meets the relevant building, design, and dimensional criteria set forth in this Code; and (2) The proposed structural alteration is necessary for the sexually oriented business to comply with interior configuration requirements set forth in Chapter 5, Article XV of this Code. (Sections 61-15-7 Board of Zoning Appeals, 61-3-346(1&2) Structural alterations of Buildings Occupied by legally Established Nonconforming Adult Uses/Sexually Oriented Business).AP

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

SEPTEMBER 9, 2014
DOCKET CONTINUED

9:45 a.m. CASE NO.: 17-14 (a.k.a. BSE&ED 23-13)

APPLICANT: Bilal Seklaoui

LOCATION: 7350 Central (aka 7355 Bryden) Between: Majestic and
Diversy in a M3 Zone (General Industrial District).

LEGAL DESCRIPTION OF PROPERTY: LOTS 1-5 AND THE
NORTH 10 FEET OF LOT 10 AND THE VACATED
ALLEY ADJACENT, MAKOWSKI'S SUBDIVISION, LIBER
45, PAGE 11, PLATS, W.C.R. AND LOTS 1-6 AND THE
VACATED ALLEY ADJACENT, FORY'S SUBDIVISION,
LIBER 45, PAGE 32, PLATS, W.C.R.

PROPOSAL: Bilal Seklaoui requests a parking variance TO establish
a Major Motor Vehicle Repair Facility (with bumping and
painting) in an existing 37,243 square foot building
which was APPROVED in (BSEED 23-13) in a M3 zone
(General Industrial 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 and 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. (Sections 61-4-9(1)
Permitted Dimensional Variances, Location or Amount
of Off-Street-Parking and 61-4-81 Approval Criteria).AP

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