



**BOARD MEMBERS**  
 Keith Williams  
 Chairperson

Robert Thomas  
 Vice-Chairperson

Evelyn Smith  
 Antonette McIlwain  
 Paul Huxley  
 Beverly B Smith  
 Robert G. Weed

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

**JAMES W. RIBBRON**  
 DIRECTOR

**LYALL T. HOGGATT**  
 Appeals Specialist

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Tuesday **April 22, 2014** on the 13th Floor Erma L. Henderson, Coleman A. Young Municipal Building, 2 Woodward Avenue.

The Chairman of the Board Keith Williams called the meeting to order and Appeals Specialist Hoggatt called the roll at 9:12 a.m.

**BOARD MEMBERS PRESENT:**

- (1) Beverly B. Smith, Board Member
- (2) Keith Williams, Board Member
- (3) Paul Huxley, Board Member
- (4) Robert E. Thomas, Board Member
- (5) Robert G. Weed, Board Member
- (6) Evelyn Smith, Board Member
- (7) Antonette McIlwain, Board Member

**BOARD MEMBERS ABSENT:** none

**NOT PRESENT FOR THE ENTIRE MEETING:** none

**MINUTES:**

Board Member Huxley made a motion to approve the minutes for April 8, 2014 with corrections.

Affirmative: Mr., Thomas, Williams, Huxley  
 Ms. McIlwain, E. Smith  
 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 apart 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 transcript of the proceedings of the various hearings, furnished by **LAFLORE COURT REPORTING**, be made part of the **MINUTES**.

9:30 a.m.

CASE NO.: 1-14 (a.k.a. BSE&ED 42-13)

APPLICANT: Youssef Alsibai

LOCATION: 7641 Joy Rd. Between: Bryden and Central in a B4 Zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: LLTS 20-27, FRISHKORNS TIREMAN PARK SUBDIVISION, LIBER 34, PAGE 43, PLATS W.C.R.

PROPOSAL: Youssef Alsibai appeals the decision of the Planning and Development Department DENYING the Site Plan and the decision of the Buildings Safety Engineering and Environmental Department (BSE&ED 42-13) which DENIED the establishment of a Major Motor Vehicle Repair Facility (with bumping & painting), in an existing 2,293 square foot building, operating without benefit of a permit in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings, Safety Engineering and Environmental Department involving Conditional Uses or any denial of a site plan by the Planning and Development Department. (Sections 61-4-71 Jurisdiction Over Appeals of Administrative Decisions, 61-3-151 thru 61-3-167 Approval Criteria General, 61-4-81 Approval Criteria and 61-3-231 General Approval Criteria). AP

ACTION OF THE BOARD: Mr. Weed made a motion to Deny Site Plan, thereby Denying the request to establish a Major Motor Vehicle Repair Facility. Seconded by Ms. B. Smith.

Affirmative: Mr. Williams, Weed, Thomas, Huxley  
Ms. B. Smith, E. Smith, McIlwain

Negative:

**SITE PLAN DENIED, THEREBY DENYING USE REQUEST**

10:00 a.m. **CASE NO.:** 7-14 (a.k.a. BSE&ED 30-12)

**APPLICANT:** Hussein Saad / Mohamad Saad

**LOCATION:** 11435 Schaefer Hwy. Between: Plymouth Rd. and Chadwick in a M4 Zone (Intensive Industrial District).

**LEGAL DESCRIPTION OF PROPERTY:** Available Upon Request

**PROPOSAL:** Hussein Saad / Mohamad Saad requests variances of dimensional requirements and variances from use regulations and developmental standards TO establish a Junkyard, Major Motor Vehicle Repair Facility and Used Motor Vehicle Sales Lot (APPROVED in BSE&ED 30-12) on a 5.2 acre parcel in a M4 zone (Intensive 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, Safety Engineering and Environmental Department ten percent (10%) administrative adjustments. Also, 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 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. In addition, Deficient 20 foot setback along the south (side) (Sections 61-4-91 61-4-89 Variances, In General and 61-4-81 Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Huxley made a motion to Waive The 20 foot setback on the south side of the property (Chadwick). Seconded by Ms. E. Smith.

Affirmative: Mr. Williams, Weed, Thomas, Huxley  
Ms. B. Smith, E. Smith, McIlwain

Negative:

**SOUTH SIDE SETBACK WAIVED.**

Mr. Thomas made a motion to **CONTINUE ADVISEMENTS.**

Affirmative: Mr. Williams, Weed, Thomas,  
Huxley  
Ms. B. Smith, E. Smith, McIlwain

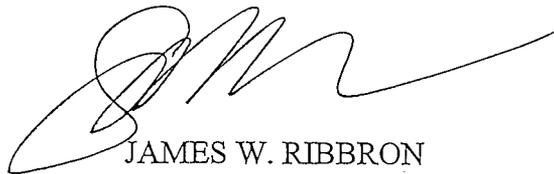
Negative: None

**ADVISEMENTS CONTINUED INDEFINITELY  
UNTIL FURTHER NOTICE.**

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There being no further business to be transacted, Board Member Huxley motioned that the meeting be adjourned. Board Member Thomas seconded this motion which was unanimously carried and the meeting adjourned at 12:00 p.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp