



**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 **June 17, 2014** on the 13th Floor City Council Chambers, 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 9:00 a.m.

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:** none

**NOT PRESENT FOR THE ENTIRE MEETING:**

**MINUTES:**

Board Member Huxley made a motion to approve the minutes for June 3, 2014 with corrections.

Affirmative: Mr. Williams, Huxley, Thomas  
Ms. McIlwain, B. 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 **LAFLORA COURT REPORTING**, be made part of the **MINUTES**.

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

**ACTION OF THE BOARD:** Mr. Weed made a motion to **GRANT** request 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).  
Seconded by Ms. B. Smith

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

Negative:

**REQUEST GRANTED**

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

**ACTION OF THE BOARD:** Ms. B. Smith made a motion to Grant 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). Seconded by Mr. Huxley.

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

Negative: none

**Brewpub/ microbrewery/small distillery Granted.**

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

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

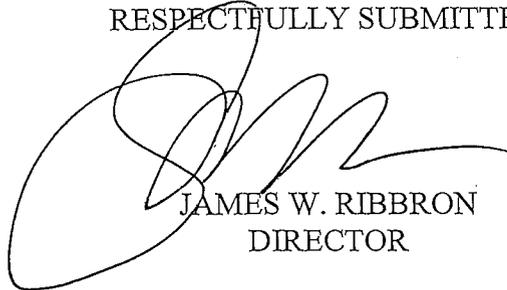
Negative: None

**ADVISEMENTS CONTINUED INDEFINITELY  
UNTIL FURTHER NOTICE.**

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There being no further business to be transacted, Board Member B. Smith motioned that the meeting be adjourned. Board Member Thomas seconded this motion which was unanimously carried and the meeting adjourned at 12:34 p.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp