



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 3, 2014** on the 13th Floor, Erma L. Henderson Auditorium, 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:

- (1) Keith Williams, Board Member
- (2) Robert, Weed, Board Member
- (3) Robert Thomas, Board Member

MINUTES:

Board Member Huxley made a motion to approve the minutes for May 20, 2014 with corrections.

Affirmative: Mr. Williams, Huxley
Ms. McILwain, E. Smith, 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.:** 11-14

APPLICANT: Liberty Temple Baptist Church / Clayborn Lewis

LOCATION: 17188 Greenfield Between: W. McNichols and
Santa Maria in a R2 Zone (Two Family
Residential District).

LEGAL DESCRIPTION OF PROPERTY: LOT 28 THRU 38 IN
THE J. LEE BAKER COMPANY'S DIVISION
SUBDIVISION (LIBER 55, PAGE 44 OF WAYNE
COUNTY'S RECORDS

PROPOSAL: **Liberty Temple Baptist Church / Clayborn Lewis**
requests to modify a previous Board Grant (BZA 39-97)
BY Legalizing the installation of a new approximate sixty
(60) square foot, internally illuminated, double-faced,
pylon, free standing Identification/Institutional Bulletin
sign (church sign), approximately fourteen (14) feet high,
with an approximate twenty-one (21) square foot
electronic/message/board component (LED) in a R2
zone (Two Family Residential District). This case is
appealed because the gross area of any identification
sign for a non-residential building in the R1, R2, R3, R4,
and R5 Districts shall not exceed thirty-two (32) square
feet in area and signs exceeding these dimensions may
be permitted in the districts subject to the approval of the
Board of Zoning Appeals. Also, excessive sign face
area, thirty-two (32) square feet allowed, sixty (60)
square feet provided, twenty-eight (28) square feet
excessive sign face area. (**Sections 61-4-141 Zoning
Grant Modifications, Hearing Required, 61-6-9 Sign,
Double Faced, 61-6-10 Sign, Electronic Message
Board, 61-6-14 Sign, Identification, 61-6-26 Sign,
Pylon, 61-6-40(a) Institutional Bulletin Signs (area),
61-4-81 Approval Criteria).**AP

ACTION OF THE BOARD: Mr. Huxley made a motion to **GRANT permission to legalize** Legalizing the installation of a new approximate sixty (60) square foot, internally illuminated, double-faced, pylon, free standing Identification/Institutional Bulletin sign (church sign), approximately fourteen (14) feet high, with an approximate twenty-one (21) square foot electronic/message/board component (LED) Seconded by Ms. B. Smith

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

Negative: Ms. B. Smith

Mr. Williams was not present for the vote

REQUEST GRANTED

10:00 a.m. CASE NO.: 9-14

APPLICANT: Ali Nassar / Annan Nasser

LOCATION: 18420 James Couzens Between: Schaefer and Lodge Service Drive in a B2 Zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: N-E JAMES COUZENS 182 THRU 173 EXC JAMES COUZENS WHY AS WD AMENDED PLAT OF RAMM & COS NORTHWESTERN HWY SUB NO 1 L49 P37 PLATS, W C R 22/239 220.70 IRREG.

PROPOSAL: Ali Nassar / Annan Nasser requests permission to modify a previous Board Grant (BZA 16-12) and expand a nonconforming use (Minor Motor Vehicle Repair Facility in conjunction with a Motor Vehicle Filling Station) BY constructing an approximate 560 square foot one-story addition onto the existing approximate 704 square Minor Motor Vehicle Repair Garage building, totaling approximately 1,264 square feet in a B2 zone (Local Business and Residential 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; and a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to the provisions of Sec. 61-15-17 of this Code. (Sections 61-4-141 Zoning Grant Modifications, 61-12-214 Motor Vehicle Services, Major, 61-15-7 Board of Zoning Appeals, 61-15-16 Expansion or Intensification of Nonconforming Uses and 61-15-17 Required Findings).AP

ACTION OF THE BOARD: Ms. B. Smith made a motion to Grant permission to construct a 560 sq. ft. addition to Minor Motor Vehicle Repair Facility. Seconded by Ms. B. Smith

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

Negative: none

Mr. Williams was not present for the vote

EXPANSION GRANTED

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

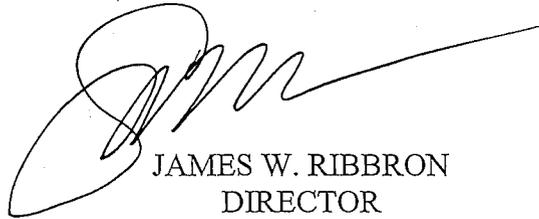
Affirmative: Mr. Weed, Thomas, Huxley
Ms. E. Smith, B. Smith, McIlwain

Negative: None

**ADVISEMENTS CONTINUED INDEFINITELY
UNTIL FURTHER NOTICE.**

There being no further business to be transacted, Board Member Thomas motioned that the meeting be adjourned. Board Member B. Smith seconded this motion which was unanimously carried and the meeting adjourned at 10:34 a.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp