



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 **May 20, 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:

- (1) Antonette McIlwain, Board Member

MINUTES:

Board Member McIlwain made a motion to approve the minutes for May 6, 2014 with corrections.

Affirmative: Mr., Weed, 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 **LAFLORE COURT REPORTING**, be made part of the **MINUTES**.

10:00 a.m. CASE NO.: 27-13

APPLICANT: Terry's Auto Repair & Sales / Metro Detroit Housing Service

LOCATION: 13902 Birwood Between: Schoolcraft & Davison in a R1 Zone (Single Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: E BIRWOOD 116 BIRWOOD PARK L34 P25 PLATS, W C R 16/343 40 X 165

PROPOSAL: Terry's Auto Repair & Sales/Metro Detroit Housing Service request permission to add a prohibited use (Used, Auto Sales and Sales Lot) to an existing Minor Motor Vehicle Repair Facility (Nonconforming Use) in a R1 zone (Single Family Residential District). This case is appealed because Any applicant for development may file a Hardship Relief Petition with the Buildings and Safety Engineering Department which seeks relief from any regulations in this zoning ordinance on the basis that the denial of the application has deprived the applicant of all reasonable use of his or her property. Once the information for the filing of a Hardship Relief Petition and submission of all information that is specified in Sec. 61-4-104 of this Code is submitted, the Board's staff shall report its findings to the Board regarding the claim that the property has been subject to a denial of all reasonable economic use. In the event a public hearing for a hardship relief petition is scheduled by the Board of Zoning Appeals, the proposed use shall be subject to site plan review by the Planning and Development Department. The Board of Zoning Appeals shall hold a public hearing to determine whether there is an affected property interest and whether all reasonable economic use of the property has been prevented as a result of a final action on the application. (Sections Division 7. Hardship Relief Petitions, Subdivision A. General, Subdivision B. Preliminary Determination of Substantial Economic Hardship, Subdivision C. Review and Action by the Board of Zoning Appeals, 61-4-124 Application of the "All Reasonable Economic Use" standard and 61-4-126 Findings of the Board of Zoning Appeals).AP

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

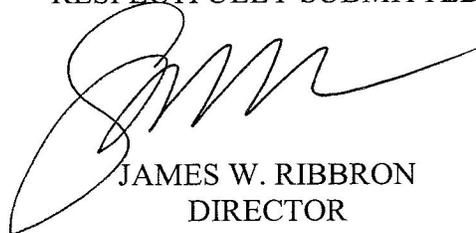
Affirmative: Mr. Williams, Weed, Thomas,
Huxley
Ms. E. Smith, B. Smith

Negative: None

**ADVISEMENTS CONTINUED INDEFINITELY
UNTIL FURTHER NOTICE.**

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 1:34 p.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp