



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 **September 9, 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) Robert E. Thomas, Board Member
- (3) Robert G. Weed, Board Member
- (4) Evelyn Smith, Board Member
- (5) Antonette McILwain, Board Member
- (6) Beverly B. Smith, Board Member

BOARD MEMBERS ABSENT: none

- (1) Paul Huxley, Board Member

MINUTES:

Board Member B. Smith made a motion to approve the minutes for August 26, 2014 with corrections.

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

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

ACTION OF THE BOARD: Ms. B. Smith made a motion to Deny. Seconded by Ms. McIlwain

Affirmative: McIlwain

Negative: Mr. Weed, Williams, Thomas
E. Smith, B. smith

MOTION FAILED DUE TO VOTE COUNT

**Mr. Weed made a subsequent motion to Grant.
Supported by E. Smith.**

Affirmative: Mr. Thomas, Williams, Weed
E. Smith,

Negative: B. Smith, McIlwain

STRUCTURAL ALTERATIONS GRANTED

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
ALLEYADJACENT, 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

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

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

Negative: none

Mr. Williams was not present to vote

PARKING WAIVER GRANTED

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

Affirmative: Mr. Thomas, Weed
Ms. B. Smith, McIlwain, E. 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 E. Smith seconded this motion which was unanimously carried and the meeting adjourned at 12:07 p.m.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp

