

BOARD MEMBERS

Keith Williams
Chairperson

Robert Thomas
Vice-Chairperson

Evelyn Smith
Latisha Johnson
Rita Ross
Robert G. Weed
Emmanuel Calzada



City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
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 21, 2016** on the 13th Floor in 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) Robert E. Thomas, Board Member
- (3) Robert G. Weed, Board Member
- (4) Latisha Johnson, Board Member
- (5) Emmanuel Calzada, Board Member
- (6) Evelyn Smith, Board Member
- (7) Rita Ross, Board Member

BOARD MEMBERS ABSENT: none

MINUTES:

Board Member Ross made a motion to approve the minutes for June 7, 2016

Affirmative: Mr. Thomas, Williams, Calzada, Weed

Ms. Smith, Ross

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 a part 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 recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

9:45 a.m. **CASE NO.: 07-16 (Adjourned from May 10, 2016)**

APPLICANT: Mustapha Akhdar

LOCATION: **335 S. Schaefer** Between: Fent and Melon in a M4 Zone
(Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: **E SCHAEFER S 142 THRU 156
SCHAEFER-DIX SUB L55 P48 PLATS, WCR 20/453 45,020 SQ
FT**

PROPOSAL: **Mustapha Akhdar requests permission to modify a previous Board Grant (BZA 69-95) which Granted permission to erect a 35' X 75' truck gas and service station with two (2) canopies and seven (7) pump islands as per lot plot BY legalizing four (4) additional pumps (installed without benefit of a permit) to total eleven (11) pump islands in a M4 zone (Intensive Industrial District). This case is appealed because no modification of any provision of any zoning grant, that is issued by the Buildings and Safety Engineering Department or the Board of Zoning Appeals, shall be permitted, unless such modification shall have been approved subsequent to a public hearing as required for the use. (Sections 61-4-141 Zoning Grant Modifications, Hearing Required and 61-3-231 General Approval Criteria).AP**

ACTION OF THE BOARD: Ms. Ross made a motion to Adjourn until all information received for this property regarding outstanding fees and lot coverage of the site has been assessed without date and without fee. Supported by Mr. Weed

Affirmative: Mr. Weed, Williams, Calzada, Thomas
 Ms. Smith, Johnson, Ross

Negative:

ADJOURNED WITHOUT DATE AND WITHOUT FEE

10:15 a.m. **CASE NO.:** **55-15 (Adjourned from March 8, 2016)**

APPLICANT: **Back Street Lounge / Rhonda Pratt**

LOCATION: **7468 E. Davison** Between: Van Dyke and Cliff in a M4 Zone
(Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: **S DAVISON 207 & 208 HARRAHS N
DETROIT SUB L37 P48 PLATS, W C R 15/200 40 X 110**

PROPOSAL: **Back Street Lounge / Rhonda Pratt** requests permission to
make Structural Alterations of a legally established
nonconforming adult use / sexually oriented business (established
in 1995 under BSEED 16-95) in a M4 zone (Intensive Industrial
District). This case is appealed because structural alteration of
any legally established nonconforming adult use/sexually oriented
business may be permitted by the Board of Zoning Appeals where
the proposed structural alteration meets the relevant building,
design, and dimensional criteria set forth in this Code; and where
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 61-3-346(1&2) Structural Alterations of Buildings
Occupied by Legally Established Nonconforming Adult
Uses/Sexually Oriented Businesses).AP**

ACTION OF THE BOARD: Mr. Weed made a motion to dismiss this case due to petitioner
not attending two scheduled hearings despite repeated notices
and phone calls. Supported by Mr. Thomas

Affirmative: Mr. Weed, Williams, Calzada, Thomas
 Ms. Smith, Johnson, Ross

Negative:

DISMISSED WITH PREJUDICE

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 Smith seconded this motion which was unanimously carried and the meeting adjourned at 11:45 a.m.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON
DIRECTOR

JWR/atp