

**BOARD OF ZONING APPEALS  
APRIL 4, 2005**

**9:30**  
**Calendar No. 05-43:                    5803 Bridge Avenue –Unit A                    Ward 17**  
**Matthew Zone**  
**16 Notices**

Detroit Shoreway Community Development Association, owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,160 s/f lot, situated on a 40' x 100' corner lot in a C1 Multi-Family District on the southwest corner of Bridge Avenue and West 58<sup>th</sup> Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is proposed; and a lot area of 1,160 s/f is proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances. (Filed 3-2-05)

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**9:30**  
**Calendar No. 05-44:                    5803 Bridge Avenue –Unit B                    Ward 17**

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot situated on a 40' x 100' corner lot in a C1 Multi-Family District on the southwest corner of Bridge Avenue and West 58<sup>th</sup> Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and in any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

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**9:30**  
**Calendar No. 05-45:                    5803 Bridge Avenue –Unit C                    Ward 17**

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,500 s/f lot, situated on a 40' x 100' corner lot in a C1 Multi-Family District on the southwest corner of Bridge Avenue and West 58<sup>th</sup> Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided with a lot area of 1,500 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

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**BOARD OF ZONING APPEALS  
APRIL 4, 2005**

**9:30**

**Calendar No. 05-46: 5713 Bridge Avenue –Unit D**

**Ward 17  
Matthew Zone  
16 Notices**

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,520 s/f lot, situated on a 40' x 169' corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58<sup>th</sup> Street; subject to the limitations of Section 337.031(g) in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,520 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances. (Filed 3-2-05)

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**9:30**

**Calendar No. 05-47: 5713 Bridge Avenue –Unit E**

**Ward 17**

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot, situated on a 40' x 169' corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58<sup>th</sup> Street; subject to the limitations of Section 337.031(g), in an (A) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

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**9:30**

**Calendar No. 05-48: 5713 Bridge Avenue –Unit F**

**Ward 17**

Detroit Shoreway Community Development Association owner c/o Matthew Bennett, agent, appeals to erect a three-story townhouse unit on a 1,350 s/f lot, situated on a 40' x 169' corner lot in a C1 Multi-Family District on the southeast corner of Bridge Avenue and West 58<sup>th</sup> Street; subject to the limitations of Section 337.031(g), in an (RA) Townhouse District and any zoning district that allows townhouse development, a 20' rear yard depth is required and 6' is provided, with a lot area of 1,350 s/f proposed, where 1,750 s/f per townhouse unit is required; and any townhouse development of three or more units shall establish a homeowners association to ensure coordination of exterior alterations and maintenance; and an agreement that cites the restrictions requires approval of the City Planning Commission Director, prior to the building permit being issued, as stated in Section 337.031(k) of the Codified Ordinances.

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**BOARD OF ZONING APPEALS**  
**APRIL 4, 2005**  
**POSTPONED FROM FEBRUARY 22, 2005**

**10:30**

**Calendar No. 04-323:           10705 Superior Avenue**

**Ward 8**  
**Sabra Pierce Scott**  
**6 Notices**

Leona Albritton, owner, and Alfreda Davis, tenant, appeal to establish a Type A Day Care use in an existing 2 ½-story, two family dwelling house, situated on a 40' x 140' lot in a General Retail Business District on the north side of Superior Avenue at 10705-07 Superior Avenue; the proposed use abuts a Two-Family District and by reference as regulated in a Multi-Family District in Section 337.08(e)(3), a day care and its uses, if located less than 15' from a Residential District, requires the Board of Zoning Appeals approval and also to determine if there are adequate yard spaces and other safeguards to preserve the character of the neighborhood and if the use is appropriately located and designed to meet a community need without adversely affecting the neighborhood, as stated in Section 337.02(f)(3)C of the Codified Ordinances. (Filed 12-14-04; testimony taken.)

**Second postponement granted for appellant to provide an improved site plan, showing an outdoor play area, the patron drop off and pick up location, the staff parking area and placement of the dumpster, as it is all proposed to be located on the appellant's property.**

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**POSTPONED FROM FEBRUARY 28, 2005**

**10:30**

**Calendar No. 05-23:           7300 Clark Avenue**

**Ward 17**  
**Matt Zone**  
**7 Notices**

Mark Bouguerra, owner, appeals to erect an additional 40' x 50' one-story building for storage of construction materials *and for a use as auto repair* on a 130' x 122' corner lot in a General Retail Business District on the northwest corner of Clark Avenue and West 73<sup>rd</sup> Street at 7300 Clark Avenue; the proposed storage of construction equipment and use being prohibited under Section 343.11 and being first permitted in Section 345.03 for a Semi-Industry District; *and the use for auto repair when permitted must also be at least a 100' distance from a Residential District*; and a 10' wide transition/landscaping strip that provides 75% year-round opacity is required where the property abuts a Two-Family District as stated in Section 352.09 through Section 352.11 of the Codified Ordinances. (Filed 1-27-05; testimony taken)

**First postponement granted for the appellant to consult with the Councilman, the Community Development neighborhood planner and the Stockyard Development Corporation for additional review of the proposed project.**

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