



11 April 2005

Board of Zoning Appeals
Coleman A. Young Municipal Center
Two Woodward Ave. – Suite 212
Detroit, MI 48226

RE: Proposal by Wendy's Corporation for Permitted-with-Approval Drive-Thru at
13337 E. Jefferson Ave. (former Powerhouse Temple)

Dear Board of Zoning Appeals Members:

Cityscape Detroit is formally requesting that the Permitted-with-Approval use by the Wendy's Corporation for a Drive-thru at 13337 E. Jefferson Ave. be denied. There are several reasons outlined in the following paragraphs for this position.

The proposed development is not in accordance with the current Jefferson-Chalmers Neighborhood Development Plan that mandates the reuse of existing structures. The Jefferson-Chalmers Citizens District Council did not adhere to the contents of its own plan when it rendered its decision to support the proposed drive-thru use on Wednesday, 6 April 2005. The Powerhouse Temple is a tremendous candidate for adaptive reuse as residential housing, and the Jefferson East Business Association has recently shown the property to two prospective developers. New and existing developments in the immediate area make the reuse of the church possible unlike anytime in the past. A second issue regarding the Neighborhood Development Plan is that it calls for the development of sit-down family-style restaurants along the Jefferson Ave. corridor. Wendy's restaurants clearly do not meet this requirement.

This proposed development is not in accordance with the newly approved Official Zoning Ordinance of the City of Detroit. The Jefferson Ave. business district, running east from Dickerson Ave. to the Grosse Pointe border at Alter Rd., is designated as a Pedestrian Overlay District that restricts the approval of drive-thru uses, as they adversely impact pedestrian-friendly development. This ordinance has been approved by Detroit's City Council, and it will be in effect within the next few weeks.

Cityscape Detroit is an organization that advocates for improving Detroit's quality of life through exceptional architecture, urban planning, urban design, and historic preservation.

Again, we strongly urge the Board of Zoning Appeals to deny the petition of Wendy's Corporation. Their request clearly violates the letter of both the newly approved Detroit Zoning Ordinance and the approved Jefferson-Chalmers Neighborhood Development Plan.

Sincerely yours,

Arthur F. Mullen
Advocacy Committee Chair