



# RISE HIGHER

**Buildings, Safety Engineering,  
and Environmental Department  
(BSEED)**

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## MEMORANDUM

**TO:** Renata Miller, Council Member, District 5  
Detroit City Council

**VIA:** James Tate, Council President  
Detroit City Council

**FROM:** Raymond A. Scott, MPH, Deputy Director   
Buildings, Safety Engineering, and Environmental Department

**DATE:** October 20, 2026

**RE:** Request for Review and Information – Zoning, Compliance, and Neighborhood Impacts  
of Bars in District 5

In reference to the Memorandum submitted to Buildings, Safety Engineering and Environmental Department (BSEED) on October 13, 2026, per your request, we submit the following response:

1. **A list of the alcohol-serving establishments surrounding 7728 Kercheval, including Barkside, Our House Café/Bistro, the proposed Bar 9/sports bar, Grandma Bob's Pizza and the nearby liquor store/other relevant establishments.**
  - Two Birds (8130 aka 8126 Kercheval)
  - Barkside (7960 Kercheval)
  - Bar IX (7728 Kercheval)
  - Grandma Bob's (8044 Kercheval)
  - Our House Café/Bistro (8001 Kercheval)
  - There are no SDM or SDD's within the referenced area.
2. **Each property's approved/legal land use versus its actual current operation.**
  - **Two Birds (8130 aka 8126 Kercheval)**- Standard Restaurant by permit# BLD2019-00794 issued February 27, 2019. Certificate of Occupancy issued March 5, 2019.
  - **Barkside (7960 Kercheval)**- Dog Park/Outdoor Recreation and consumption on the premises by permit # BLD2023-02045 issued October 17, 2023. Certificate of Occupancy issued April 11, 2024. This site was approved through a Special Land Use hearing.
  - **Bar IX (7728 Kercheval)**- Store and apartments by permit #15375 issued September 19, 1958. Currently, a vacant property.
  - **Grandma Bob's (8044 Kercheval)**-Tenant build out on 1<sup>st</sup> floor suites 1B & 1C to establish a Standard Restaurant w Class C by permit # BLD2018-03058 issued October 2, 2018. Certificate of Occupancy issued October 5, 2018. The former restaurant (Marrow) recently vacated the property.
  - **Our House Café/Bistro (8001 Kercheval)**- Residential use (92 units) combined in structures with permitted first-floor commercial uses per building permit BLD2021-00588, issued February 22,



2021. Certificate of Occupancy issued March 10, 2022. Tenant build-out for a standard Restaurant on the 1<sup>st</sup> floor by building permit# BLD2025-01541 issued January 13, 2026.

**3. Whether each has the proper Special Land Use, permits, Certificate of Compliance/occupancy, outdoor café approvals, and other required approvals.**

- Two Birds - CoC expired 10/14/2026. Contact made regarding renewal.
- Barkside – CoC expired. Annual Inspection scheduled for 10/21/26.
- Bar IX - submitted for the vacant property CoC.
- Grandma Bob's - CoC expired. Annual Inspection scheduled for 10/21/26
- Our House Café/Bistro - Approved for CoC – Payment Outstanding.

**4. Consideration of the surrounding neighborhood uses, particularly Marcus Garvey Academy, Butzel Family Recreation Center, nearby residential properties, childcare/medical uses, parking and neighborhood impacts.**

Yes. BSEED has reviewed the plans and determined that these uses meet the standards of the Detroit zoning ordinance.

If there are any questions regarding this matter, do not hesitate to contact me.

RS/jp/st/yw

CC: Honorable City Council  
David Bell, Director (BSEED)  
Conrad Mallet, Corporation Council (Law)  
David Whitaker, Director (LPD)  
Malik Washington, City Council Liaison