



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 Two Birds 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. Review of Two Birds: Is it approved/classified as a standard restaurant but is operating primarily as a bar, with food trucks providing food.

Two birds legal land use is Restaurant by building permit number BLD2019-00794 issued February 27, 2019, and the Certificate of Occupancy issued March 5, 2019. Food trucks are permitted onsite with an approved business license and temporary building permit. There is no current temporary building permit for a food truck. Neither was a food truck observed by BSEED's License Investigator.

2. Does the proposed 8130 Kercheval establishment trigger the 1,000-foot regulated use/overconcentration requirement and therefore requires a BZA variance.

No. The legal land use does not fall under a "regulated use". Per section 50-12-311(1) Standard restaurants may include the sale of beer or alcoholic liquor for consumption on the premises without constituting a regulated use.

3. The status of 8130 Kercheval in the BSEED/BZA process, including any hearing dates, decisions, variances and appeal deadlines.

This site did not have any hearings before BSEED or BZA because it is not a conditional use, nonconforming use, or required any variances waived.

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