

## BOARD MEMBERS

### Robert E. Thomas

Chairperson  
Council District 5

### Vivian Teague

Vice Chairperson  
Council District 2

### Robert G. Weed

Council District 1

### Elois Moore

Council District 3

### Jacqueline Grant

Council District 4

### Debra T. Walker

Council District 6

### Anthony Sherman

Council District 7



**JAMES W. RIBBRON**

Director

**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
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In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

**The Telephone Numbers Are:**

(312) 626-6799 or (929) 436-2866, Meeting ID: 571 081 730.

**If You Are Joining By Web The Link Is:**

<https://cityofdetroit.zoom.us/j/571081730?pwd=c1UvYUtwVlBUNmhIaitZbVdrTGk5dz09>,

Meeting ID: 571 081 730 and meet ID: 376542

If you need additional information regarding this meeting, our director James Ribbron can be reached at (313) 939-1405.

### **MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Tuesday **May 19, 2020** by way of Zoom.

Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the roll at 9:00 a.m.

### **BOARD MEMBERS PRESENT:**

- (1) Robert E. Thomas, Board Member
- (2) Vivian Teague, Board Member
- (3) Elois Moore, Board Member
- (4) Debra T. Walker, Board Member
- (5) Robert G. Weed, Board Member
- (6) Jacqueline Grant, Board Member
- (7) Anthony Sherman, Board Member

### **BOARD MEMBERS ABSENT:**

**None**

**MINUTES:**

Board Member Walker made a motion to approve the minutes for May 12, 2020 with any corrections.

Affirmative: Mr. Thomas, Weed, Sherman  
Ms. Moore, Teague, Walker, Grant  
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**.

**11:30 a.m. CASE NO.:** 26-17 (aka BSEED 30-16)

**APPLICANT:** ADAM MACDONALD

**LOCATION:** 15831 Mack Between: Berkshire and Buckingham in a B4 Zone (General Business District)-City Council District #4

**LEGAL DESCRIPTION OF PROPERTY:** N MACK 100 THRU 102 EXC MACK AVE AS WD E DETROIT DEVELOPMENT COS SUB NO 1 L36 P19 PLATS, W C R 21/427 70.83 X 72.90AG

**PROPOSAL:** Adam MacDonald requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,900 square foot building which was APPROVED with conditions in (BSEED 30-16) in a B4 zone (General Business District). This case is appealed because the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center: One thousand (1,000) radial feet from any zoning lot occupied by a Controlled Use or a Religious Institution. The proposed use is within 1,000 radial feet of one (1) Controlled Use (Devonshire Liquor & Drugs) located at 16003 Mack – 399’ ft. away, and one (1) Religious Institutions (Spirit of Love MBC) located at 15635 Mack Ave. – 864’ ft. away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 50-12-127 of this Code. (Sections 50-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 50-12-132 Other uses-Spacing, 50-12-127 SPC (Spacing), 50-4-132(3) Other Variances, Variance of Spacing/Locational Regulation, 50-12-135 Waiver of General Spacing Requirements and 50-4-121 Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to **Grant** a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an existing 2,900 square foot building which was APPROVED with conditions in (BSEED 30-16) **in a B4 zone (General Business District)**. Seconded by Mr. Thomas

Affirmative: Mr. Thomas Weed

Negative: Mr. Sherman  
Ms. Walke, Moore, Teague

Ms. Grant abstained from the case

**MOTION FAILS/SPACING VARIANCE DENIED**

9:15 a.m

**CASE NO.:** 106-19

**APPLICANT:** BOWERS + ASSOCIATES

**LOCATION:** 2141 & 2151 E. Jefferson between St. Aubin and Chene in a B4 (GENERAL BUSINESS DISTRICT)-City Council District #5

**LEGAL DESCRIPTION OF PROPERTY:** N JEFFERSON 4 W 18.15 FT 5 BLK 12 PLAT OF PT PC S 14 & 587 L31 P91 DEEDS, W C R 9/9 70.15 X 100

**PROPOSAL:** Bowers + Associates request to demolish two existing buildings and construct an eighty-story Hotel (outside of the Central Business District) containing 228 guest rooms and 17,857 square feet of ground floor retail space in an B4 (GENERAL BUSINESS DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements; Front setback: 20' feet required; 5' feet proposed and Maximum building height: 75' allowed, 98 proposed (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria).AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Dismiss this case at the petitioners request with return of fee. Seconded by Ms. Walker

Affirmative: Mr. Weed, Sherman, Thomas  
Ms. Teague, Moore, Walker, Grant

Negative:

**DISMISSED WITH RETURN OF FEE**

10:15 a.m. **CASE NO.:** 91-19 aka BSEED SLU2019-00043

**APPLICANT:** KAMDAN ALHUSANINI

**LOCATION:** 7041, 7047, 7051, 7101, 7111 W. Warren between Proctor and Weatherby in an R2 Two-Family Residential District & B4 (General Business District) -City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** S WARREN 64&63 E 10 FT 62 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 70 X 102.56; S WARREN W 20 FT 62 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 20 X 102.55; S WARREN 61 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 30 X 102.54; S WARREN 60&59 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.53; S WARREN 58&57 EXC WARREN AVE AS WD WILLIAM L HOLMES & FRANK A VERNORS SUB L16 P73 PLATS, WCR 18/366 60 X 102.52

**PROPOSAL:** Kamdan Alhusanini requests spacing and developmental variances for the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 5,600 square foot building denied by Buildings Safety and Engineering and Environmental Department (SLU2019-00043), then OVERTURNED OCTOBER 15, 2019 BZA Case 63-19 in an B4 General Business District. This case is appealed because there is one Used Motor Vehicle Sales lot is within 1000 ft of the subject property located at 6734 W. Warren 850 away; per the site plan no catch basins are provided – per PDD this development standard is required and should be adhered to and per the site plan no lighting is provided in the parking lot – per PDD this development standard is required and should be adhered to. (Sections 50-4-131(3) General Dimensional Variance, 50-12-135 Waiver of General Spacing Requirements and 50-4-121 Approval Criteria).AP

**ACTION OF THE BOARD:** Ms. Teague made a motion to Deny spacing and developmental variances for the establishment of a Major Motor Vehicle Repair Facility with Used Motor Vehicle Sales Lot in an existing 5,600 square foot building denied by Buildings Safety and Engineering and Environmental Department (SLU2019-00043), then OVERTURNED OCTOBER 15, 2019 BZA Case 63-19 in an B4 General Business District. Seconded by Ms. Grant

Affirmative: Mr. Thomas Weed, Sherman  
Ms. Teague, Moore, Walker, Grant

Negative:

**SPACING/LOCATIONAL VARIANCE DENIED**

11:15 a.m. **CASE NO.:** 104-19 aka BSEED SLU2019-00088

**APPLICANT:** 611 GRINNELL, LLC

**LOCATION:** 8611 Grinnell between Erwin and McClellan in a M2 (INTENSIVE INDUSTRIAL DISTRICT)- City Council District #3

**LEGAL DESCRIPTION OF PROPERTY:** N GRINNELL ALL THAT PT OF FRL SEC 22 T 1 S R 12 E DESC AS FOLS BEG AT INTSEC E LN ERWIN 83.44 FT WD & N LN GRINNELL 76 FT WD TH N 18D 28M 50S W 512.62 FT TH N 4D W 8.06 FT TH N 84D 59M 50S E 129.26 FT ALG S LN OF D T R R TH S 3D 53M 29S E 10.06 FT TH N 88D 51M 20S E 436.43 FT TH S 1D 8M 40S E 496.02 FT TH S 88D 45M 0S W 447.01 FT TO PTE OF BEG 17/--- 252,478 SQ FT

**PROPOSAL:** 8611 Grinnell, LLC request to establish a Medical Marijuana Provisioning Center Facility (MMPCF) in a 1,790 square foot unit and a Medical Marijuana Processor Facility (MMPF) in 850 square unit of an existing 14,848 square foot building in a M2 (RESTRICTED INDUSTRIAL DISTRICT). This case is appealed because The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for variances provided and Medical marihuana caregiver centers are permitted on a conditional basis in the B2, B4, M1, M2, M3, and M4 districts, subject to the provisions of this division, the conditional land use requirements of this article; buildings with a maximum building footprint that exceeds thirty thousand (30,00) square feet, regardless of height, on a parcel no larger than five (5) acres in size. 5.796 acres is proposed, 5 acres permitted, 34,673.76 square feet excessive. (Sections 50-4-131 - Permitted dimensional variances, 50-3-534 - Conditional uses; procedures; waivers; public nuisance and 50-4-121 Approval Criteria.).AP

**ACTION OF THE BOARD:** Ms. Teague made a motion to adjourn for the petitioner to meet with BSEED to determine what the proper request before the Board should consist of. Seconded by Ms. Walker

Affirmative: Mr. Weed, Thomas, Sherman  
Ms. Grant, Teague, Walker, Moore

Negative:

**ADJOURNED WITHOUT DATE AND WITHOUT FEE**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.**

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There being no further business to be transacted, Board Member Teague motioned that the meeting be adjourned. Board Member Walker seconded this motion which was unanimously carried and the meeting adjourned at 2:25 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to read 'JWR', written in a cursive style.

JAMES W. RIBBRON  
DIRECTOR

JWR/atp