

BOARD MEMBERS

Robert G. Weed
Council District 1
Kimberly Hill Knott
Council District 2
Elois Moore
Council District 3
Jerry Watson
Council District 4
Robert E. Thomas
Council District 5
Robert Roberts
Council District 6
Anthony Sherman
Council District 7



City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
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Detroit, Michigan 48226
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JAMES W. RIBBRON
Director

BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON
APRIL PUROFOY
DEJA SAMMONS

REGULAR MEETING OF MAY 1, 2023

**MEETINGS ARE HELD IN THE ERMA L. HENDERSON AUDITORIUM ON THE 13TH
FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE.,
DETROIT, MI 48226**

VIRTUAL ATTENDANCE IS STRONGLY ENCOURAGED.

The Board of Zoning Appeals Hearings may be viewed in the following manner:

1. In person. Please be advised due to COVID restrictions the space is limited to 15 people. Petitioners will be given first preference. Once the limit is reached you will not be allowed to enter the building.
2. The Board of Zoning Appeals Hearings may be viewed in the following manner.
Join Zoom Meeting
<https://cityofdetroit.zoom.us/j/84422726457>
Meeting ID: 844 2272 6457

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

**PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS
CALENDARS:**

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Monday May 1, 2023 by way of Zoom and in person.

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:20 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert E. Thomas, Board Member
- (2) Robert G. Weed, Board Member
- (3) Kimberly Hill Knott
- (4) Anthony Sherman, Board Member
- (5) Elois Moore, Board Member

BOARD MEMBERS ABSENT:

- (1) Robert Roberts, Board Member
- (2) Jerry Watson, Board Member

MINUTES:

Board Member Moore made a motion to approve the minutes for March 27, 2023 with any corrections.

- Affirmative: Mr. Weed, Thomas, Sherman
Ms. Hill-Knott, Moore
- 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**.

9:30 a.m.

CASE NO.: 13-23

APPLICANT:

DAVID RYZYI, THE MANNIK & SMITH GROUP, INC.

LOCATION:

21652, 21636, 21624, 21610, 21604, 21566, 21556 Orchard & 21535 and 21525 Santa Clara between Lahser and Bentler in an R3 zone (Low Density Residential District). City Council #1

LEGAL DESCRIPTION OF PROPERTY:

N ORCHARD 67 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; N ORCHARD 68 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; N ORCHARD 69 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; N ORCHARD W 50 FT OF 70 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 50 X 132; N ORCHARD E 16 FT OF 70 W 33 FT OF 71 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 49 X 132; N ORCHARD E 33 FT 71 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 33 X 132; N ORCHARD 72 WILLMARTH PLACE SUB L21 P41 PLATS, W C R 22/397 66 X 132; S SANTA CLARA 89 ELM AVE SUB L34 P21 PLATS, W C R 22/396 40 X 106; S SANTA CLARA 88 ELM AVE SUB L34 P21 PLATS, W C R 22/396 53 X 106

PROPOSAL:

David Rzyji; The Mannik & Smith Group Inc. is requesting dimensional variances to develop a multi-family housing in (“Orchard Street Affordable Housing”) consisting of a total of 48 Multi-family dwelling units in four separate buildings; also a 700 square foot accessory clubhouse building consisting of offices and rentable conference space for residents and the surrounding community; the site will include passive outdoor recreation space and amenities APPROVED w/ Conditions January 6, 2022, and Effective Date: January 10, 2023. The subject site is within an R3 zone (Low Density Residential District). The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Deficient front yard setback for complex 1, 2, 3 and 4. 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria

ACTION OF THE BOARD: Mrs. Hill-Knott made a motion to Grant dimensional waiver to develop a multi-family housing in (“Orchard Street Affordable Housing”) consisting of a total of 48 Multi-family dwelling units in four separate buildings. Seconded by Board Member Sherman.

Affirmative: Mr. Weed, Sherman, Moore
Ms. Hill-Knott, Moore

Negative:

DIMENSIONAL VARIANCES GRANTED

CASE NO.: 03-23 aka BSEED SLU2022-00131

APPLICANT: Veteran's Cannabis Group, LLC

LOCATION: 425 Campbell between Harvey and Reeder in a M4 (Intensive Industrial District)-
City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E CAMPBELL SO 81 92 THRU 90 SUB OF WALTER
CRANE FARM L5 P29 PLATS, W C R 16/9 12,500 SQ FT

PROPOSAL: Veteran's Cannabis Group, LLC appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED PIN: 16014149-51 dated October 7, 2022 which **DENIED** the establishment of a Marijuana Retail/Provisioning Facility, Marijuana Processor Facility, and a Marijuana Designated Consumption Establishment in the City of Detroit in a M4 (Intensive Industrial District). The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; the proposed Marijuana Retail/Provisioning Facility, Marijuana Processor Facility, and Marijuana Designated Consumption Establishment are located within approximately 805 radial feet of a drug-free zone, known as Fort Wayne, located at 6301 W Jefferson, Detroit, MI 48209. The Buildings, Safety Engineering, and Environmental Department has determined that your application does not meet the necessary criteria, and the application has been DENIED. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-171 thru 50-3-281- General Approval Criteria.)AP

ACTION OF THE BOARD: Mr. Weed made a motion to Grant Rehearing Request. Seconded by Board Member Thomas.

Affirmative: Mr. Weed, Sherman, Thomas

Negative: Ms. Hill-Knott, Moore

MOTION FAILED DUE TO VOTE COUNT. REHEARING REQUEST DENIED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Weed seconded this motion which was unanimously carried and the meeting adjourned at 11:27 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON
DIRECTOR

JWR/atp