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Director

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Board of Zoning Appeals
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**REGULAR MEETING OF
DECEMBER 18, 2018
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR**

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: December 11, 2018**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

9:15 a.m. CASE NO.: 58-18 (aka BSEED 178-17)

APPLICANT: ANTHONY PA

LOCATION: 1180 VINEWOOD ST Between: Porter St and W. Lafayette Blvd. in a R2H Zone (two Family Residential – Historic Zoning District) – Council District # 6

LEGAL DESCRIPTION OF PROPERTY: E VINEWOOD S 35 FT OF N 93 FT OF W 140.60 FT OF P C 78 LYG S OF PORTER ST E OF VINEWOOD AVE 14/- -- 35 X 140.60

ROPOSAL: Anthony PA request dimensional variances TO convert an existing 4 unit Multi-Family Dwelling into a 5 unit Multi-Family Dwelling (Approved w/ Conditions in BSEED 178-17) in an R2H zone (Two Family Residential - Historic Zoning 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. Section 61-12-121(1) indicates in the R2 District, such uses shall have a maximum of eight (8) dwelling units, except where developed under the “School building adaptive reuses” provision as defined in Sec. 6116-171 of this Code;, the applicant proposes to expand from 4 dwelling units to 5 multi-family dwelling units; 6 parking spaces are required, 4 are proposed; LOT size 7000 square feet required, 4,291 proposed; LOT width 70 feet required, 35 proposed; Maximum LOT coverage, 35% permitted, 52% proposed and FAR 3,445 square feet required, 5,084 square feet proposed. Dimensional variances are required. (Sections 61-4-92(1, 2 &3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard, 61-8-40(2) Conditional residential uses, 61-12-121(1) Multi-Family Dwellings and 61-4-81 Approval Criteria).AP

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

10:00 a.m.

CASE NO.: 57-18 (aka BSEED 66-16)

APPLICANT: MAHER LAZER / DALTON BROWN

LOCATION: 16060 E. EIGHT MILE RD. Between: Redmond St and boulder St in a B4 Zone (General Business District) – Council District # 3

LEGAL DESCRIPTION OF PROPERTY: S EIGHT MILE RD E 14&15 PATERSON BROS & COS RIDGEMONT GARDENS SUB L60 P3 PLATS, W C R 21/943 40 X 100

PROPOSAL: Maher Lazer / Dalton Brown requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,380 square foot unit of an existing two-unit 2,760 square foot building 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 location is within 1,000 radial feet of two (2) Controlled Uses; Handy Spot Liquor & Food located at 15900 E. Eight Mile Rd. – 373’ feet away and Royalty Foods located at 16086 E. Eight Mile – 82’ feet away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

10:45 a.m.

CASE NO.: 56-18 (aka BSEED 06-17)

APPLICANT: GREENLEAF EXTENDED CARE, LLC / SHIRLEY CARMICHAEL

LOCATION: 13125 W. CHICAGO ST Between: Ward Ave and Cheyenne St in a B4 Zone (General Business District) – Council District # 7

LEGAL DESCRIPTION OF PROPERTY: S-W CHICAGO 7 ROBERT OAKMAN LAND COS MC FARLANE SUB L53 P54 PLATS, WCR 22/561 19 X 100, (PIN 22003495)

PROPOSAL: Greenleaf Extended Care. LLC / Shirley Carmichael requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing 1,235 square foot one-story building 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 location is within 1,000 radial feet of two (2) Controlled Uses; May’s Market located at 13040 (13044) W. Chicago – 200’ feet away, Roots Shoots & Flowers LLC located at 13110 W. Chicago – 84.6’ feet away and three (3) Religious Institution; Adams Chapel Baptist located at 12845 W. Chicago – 840’ feet away, Ecclesia Church located at 9611 Iris – 828 feet away and First Christian COM Church Corp., located at 9640 Sorrento – 880’ feet away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

11:30 a.m. **CASE NO.:** 59-18 (aka BSEED 102-17)

APPLICANT: ESSENCE OF DETROIT CARE CENTER / PREMIER HOLDING, LLC / JOE MILIELLO

LOCATION: 13900 GRATIOT AVE. Between: Mapleridge St and Park Grove St in a B4 Zone (General Business District) – Council District # 4

LEGAL DESCRIPTION OF PROPERTY: S GRATIOT 679&678 SEYMOUR & TROESTERS MONTCLAIR HEIGHTS SUB NO 2 L40 P74 PLATS, W C R 21/594 46.94 X 100

PURPOSAL: Essence of Detroit Care Center/Premier Holding, LLC/Joe Militello requests a Variance of Spacing / Locational Regulation TO establish a medical marihuana caregiver center in an existing one story 974 square foot unit of an existing one-story 3003 square foot building 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 location is within 1,000 radial feet of two (2) Controlled Uses; Mirage Liquor Store located at 13887 Gratiot – 122.4’ feet away, JJRX Enterprises located at 13990 Gratiot – 569.6’ feet away and one (1) Religious Institution; Assumption Grotto Church located at 13780 Gratiot – 93’ feet away. Also, the Board of Zoning Appeals may modify any spacing or locational regulation, also known as a locational variance, in Sec. 61-12-87 of this Code. (Sections 61-3-354 Conditional Uses; Procedures; Waivers; Public Nuisance, 61-12-92 Other uses-Spacing, 61-12-87 SPC (Spacing), 61-4-92(3) Other Variances, Variance of Spacing/Locational Regulation, 61-12-95 Waiver of General Spacing Requirements and 61-4-81 Approval Criteria).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: Training December 20, 2018
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at [\(313\) 224-4950](tel:3132244950), through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.