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Director

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**REGULAR MEETING OF  
APRIL 9, 2019  
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: APRIL 2, 2019**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 23-19**

**APPLICANT: 4530 COMMONWEALTH, LLC**

**LOCATION: 4530 Commonwealth between W. Forest Ave and Lysander St in a R3 (Low-Density Residential District) - City Council District #6**

**LEGAL DESCRIPTION OF PROPERTY: E COMMONWEALTH S 40 FT 11 BLK 14 AVERY & MURPHYS SUB L9 P42 PLATS, W C R 8/52 40 X 130**

**PROPOSAL: 4530 Commonwealth, LLC requests dimensional variances TO construct a (BY-RIGHT) 3 unit Multi-family, dwelling on a 5,200 square foot lot in a 1,452 square building in a R3 Zone (Low-Density Residential 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: Lot Area required 7000 sq. ft. – 5,200 sq. ft. proposed; Lot Width required 70 ft. – 40 ft. proposed; and Floor Area Ratio 70% required – 78% proposed. (Sections 61-4-91. Permitted Dimensional Variances, General Dimensional Standards 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.:** 10-19 (AKA BSEED 98-18)  
**APPLICANT:** NORTHLAND PROVISIONING CENTER, LLC  
**LOCATION:** 18241 W. Eight Mile Rd (aka 18245 W. Eight Mile Rd) Between Rosemont and Ashton in a B4 (General Business District) - City Council District #1  
**LEGAL DESCRIPTION OF PROPERTY:** S EIGHT MILE W 17 THRU 19 SOUTHFIELD GATE SUB L63 P60 PLATS, W C R 22/675 60 X 90  
**PROPOSAL:** Northland Provisioning Center, LLC appeals the decision of the Buildings Safety Engineering and Environmental Department’s Special Land Use Review dated October 31, 2018 which DENIED and states; the proposed Medical Marihuana Provisioning Center facility site is located within 920 feet of a “Religious Center” known as Greater Olivet Baptist Church located at 20201 Southfield in a B4 Zone (General Business District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. A medical Marihuana Provisioning Center Facility must not be located within one thousand (1000) radial feet of the zoning lot occupied by a Religious Institution, per section 61-3-355(b)(3)(A). Also, the Medical Marihuana Provisioning Center facility site is located within 920 feet of a “Religious Center” known as Greater Olivet Baptist Church located at 20201 Southfield. (Sections 61-4-72 Appeals and Sec. 61-3-355. Permitted districts for medical marihuana facilities; Conditional Uses; Restrictions).AP

**11:00 a.m. CASE NO.:** 11-19  
**APPLICANT:** GROWRITE MEDICAL SUPPLIES  
**LOCATION:** 4505 Oakman Blvd between W Chicago Ave Grand River in a M4 (Intensive Industrial District) - City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** Available Upon Request  
**PROPOSAL:** Growrite Medical Supplies appeals the decision of the Buildings Safety Engineering and Environmental Department’s Special Land Use Review dated December 6, 2018 which DENIED and states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a M4 Zone (Intensive Industrial District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Also, the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center in a Drug Free Zone. The locational specifications related to drug-free zones of subsection 354(b)(1) of this section may not be waived or modified by the Buildings, Safety Engineering and Environmental Department, nor the Board of Zoning Appeals. Applications that are not consistent with the locational specifications of subsection (b)(1) of this section shall be considered ineligible and shall be dismissed. Also, the proposed MMCC located at 4505 Oakman Blvd. has been identified as being in a Drug Free Zone (DFZ) based on its proximity to Generators Club of Detroit located at 4244 Oakman. Generators Club of Detroit is a legally, operating, youth center/school located within 1000 radial feet of the subject property at 4505 Oakman, therefore becomes ineligible to establish a Medical Marihuana Growers Faculty. (Sections 61-4-72 Appeals and 61-3-354(b)(1) Sec. 61-3-354. Medical marihuana caregiver center procedures.)AP

- VII. PUBLIC COMMENT / NEW BUSINESS  
Next Hearing Date: April 16, 2019
- 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](mailto:crio@detroitmi.gov) to schedule these services.