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**City of Detroit
Board of Zoning Appeals
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**REGULAR MEETING OF
MAY 14, 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: MAY 7, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 30-19 (A.K.A BSEED 134-18)

APPLICANT: W. Emery Matthews/Real Estate Interests. LLC

LOCATION: 4004 Porter between Scotten Ave and Hubbard St in an R2 TWO-FAMILY RESIDENTIAL DISTRICT- City Council District #6

LEGAL DESCRIPTION OF PROPERTY: W HUBBARD S 15 FT 44 45 DANIEL SCOTTENS SUB OF LOT 67 L5 P43 PLATS, W C R 14/24 55 X 180

PROPOSAL: W. Emery Matthews as Managing Principal of Real Estate Interests, LLC request variances TO convert an existing two-story, seven unit multiple-family dwelling into a twelve unit dwelling with Accessory Parking Approved with conditions in BSEED Case #134-18 in an R2-H zone (Two Family Residential-Historic). 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. 61-16-171 of this Code;, the petitioner is requesting 12 units; there are dimensional variances needed – Sec. 61-14-222 Residential Screening, abutting Residentially Zoned Lots Not Containing Dwelling Units: the nearest parking space, drive aisle or other paved surface area must be at least five feet from the abutting residential lot; a two and half foot landscaped setback is proposed next to the vacant lot at 1421 Hubbard. (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, Sec. 61-14-222 (Residential Screening, abutting Residentially Zoned Lots Not Containing Dwelling Units 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.:** 20-19 (A.K.A BSEED 77-16)
APPLICANT: Starbuds-MJ, LLC
LOCATION: 15512-15514 W. Warren between Winthrop and Greenfield in a B4 zone (General Business District).- City Council District #7
LEGAL DESCRIPTION OF PROPERTY: N WARREN 28 WEST WARREN AVE EST SUB L43 P65 PLATS, W C R 22/245 20 X 100
PROPOSAL: Starbuds – MJ, LLC requests a Variance of Spacing / Locational Regulation TO establish a Medical Marihuana Caregiver Center (MMCC) in an 800-square foot building, which was APPROVED w/Conditions in (BSEED 77-16) 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 (2) Controlled Uses, (CVS Pharmacy #8159) located at 15640 W. Warren – 248’ feet away and (Oasis Liquor) located at 6911 Greenfield – 245’ 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. (Note: *petitioner has provided information regarding Oasis Liquor.*) (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

11:00 a.m. **CASE NO.:** 57-18 (A.K.A BSEED 66-16)-Adjourned from March 23, 2019
APPLICANT: MAHER LAZER / DALTON BROWN
LOCATION: 16060 E. Eight Mile Rd Between: Redmond St and Boulder St in a B4 Zone (General Business District)-City 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

VII. PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: May 21, 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 to schedule these services.