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Director

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**REGULAR MEETING OF  
AUGUST 13, 2019  
IN THE ERMA L. HENDERSON AUDITORIUM  
ON THE 13TH FLOOR  
COLEMAN A. YOUNG MUNICIPAL CENTER**

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**

**II. PROCEDURAL MATTERS**

**III. MINUTES:**

- A. APPROVAL OF MINUTES: July 23, 2019**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:15 a.m. CASE NO.: 35-19**

**APPLICANT: TANGANYKA M. HARRIS**

**LOCATION: 19321 Greenfield between Vassar and Cambridge in a R2 (Two-Family Residential District)-City Council District #2**

**LEGAL DESCRIPTION OF PROPERTY: W GREENFIELD S 15.10 FT OF N 411.34 FT OF W 112 FT OF E 165 FT OF SE 1/4 OF SE 1/4 OF SEC 1 T 1 S R 10 E LYG S OF VASSAR AVE 60 FT WD 820 THRU 818 AND VAC ALLEY ADJ EXC GREENFIELD RD AS WD LONGVIEW SUB L43 P81 PLATS, W C R 22/347 79.21 IRREG**

**PROPOSAL: Tanganyka M. Harris request permission to change a non-conforming Clinic to 1872 square foot non-conforming Beauty Salon (1<sup>st</sup> Floor) on a 6320 square foot lot in a R2 (Two-Family Residential District).This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 61-2-46 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use. (Sections 61-15-20. Change of nonconforming use to other nonconforming use and 61-15-17 Required Findings).AP**

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

**10:00 a.m. CASE NO.:** 54-19

**APPLICANT:** LINDSEY HAINES

**LOCATION:** 61 Clairmount between Second Ave. and Woodward in a R5 zone (MEDIUM DENSITY RESIDENTIAL DISTRICT)-City Council District 5

**LEGAL DESCRIPTION OF PROPERTY:** S CLAIRMOUNT 6HUBBARD & DINGWALLS SUB L10 P84 PLATS, W C R 2/43 100 X 115 SPLIT ON 06/17/2019 WITH 02001415., 02001416., 02001417. INTO 02001414-7;

**PURPOSAL:** Lindsey Haines requests various dimensional variances to construct 43 residential dwelling units, as well as a 1<sup>st</sup> floor community health center, nonprofit office space and job vocation/training space including café, community kitchen and salon on 7,035 gross square foot lot in a R5 zone (MEDIUM DENSITY RESIDENTIAL DISTRICT). This case is appealed because not more than one (1) principal detached residential building shall be located on a zoning lot in the R1, R2, R3, R4, R5, and R6 Districts. After a public hearing, a variance may be granted by the Board of Zoning Appeals based on the approval criteria of Sec. 61-4-81 of this Code and except when an administrative adjustment may be granted, the Board of Zoning Appeals may modify any use regulation that is specified in ARTICLE XII DIVISION 4 of this Chapter; front setback (multi-family dwellings) 20' required – 12 feet proposed: 8 feet deficient; loading zone (two) 12x35 loading zones required: one loading zone proposed and Parking 51 spaces required – 21 spaces provided. (Sections 61-12-351 Number of Buildings on a Zoning Lot, 61-4-92(1) Other Variances, Variance of Use Regulations and 61-4-81 Approval Criteria).AP

**10:45 a.m. CASE NO.:** 57-18 (aka BSEED 66-16)-Rehearing Granted February 5, 2019

**APPLICANT:** MAHER LAZER

**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 appeals the decision of the Buildings Safety Engineering and Environmental Department's Corrected Decision Letter dated April 29, 2019, which states; the property is located within a Drug Free Zone. Bringard-Boulder Park 16251 Bringard-935' away in a B4 zone (General Business District). This case is appealed because a revised BSEED decision was rendered on April 29, 2019, which states the subject property is within 1000 feet of a park (Bringard Boulder Park 16251 Bringard 935 feet away) thereby reversing their (BSEED) original decision and rescinding the conditional land use. (Sections 61-4-72 Appeals and 61-3-354(b)(1) Conditional Uses; Procedures; Waivers; Public Nuisance).AP

**11:30 a.m. CASE NO.: 48-19 (aka BSEED 116-18)**

**APPLICANT: SOUTHERN PROVISIONING CENTER, LLC**

**LOCATION: 14470 Livernois between Doris and Bourke in a M4 (INTENSIVE INDUSTRIAL DISTRICT)-City Council District #2**

**LEGAL DESCRIPTION OF PROPERTY: E LIVERNOIS PART OF SECTION 22, T1S, R11S, BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERTLY LINE LIVERNOIS AVE (120 FT WD) AND THE NORTHERLY LINE OF DETROIT TERMINAL RAILROAD RIGHT OF WAY (66 FT WD) THENCE THE FOLLOWING COURSES: N01D30'00"E 41.35FT, THENCE S78D43'08"E 11.51 FT, THENCE N66D41'27"E 218 FT, THENCE N18D58'24"W 141.07 FT, THENCE N67D45'48"E 104.70 FT, THENCE N01D30'00"E 222.09 FT, THENCE N78D36'10"E 555.01 FT, THENCE S15D45'30"E 245.70 FT, THENCE N78D11'47"E 66.04 FT, THENCE S66D41'27"W ALONG NORTHERLY LINE OF DETROIT TERMINAL RAILROAD RIGHT OF WAY 1028.84 FT TO POB (218275.68 SF) MORE OR LESS.**

**PROPOSAL: Southern Provisioning Center, LLC request to establish a Medical Marijuana Provisioning Center Facility (MMPCF) in a 4,423 square foot unit (Suite A), a Medical Marijuana Processor Facility (MMPF) in 2112 square units (Suite B (1,076 square feet) & Suite C (1,036 square foot units (Suite D (21,188 square feet) & Suite E (10,509 square feet)) of an existing 88,082 square foot building APPROVED with CONDITION in BSEED Case No. 116-18 Decision Date: May 3, 2019 – Effective Date May 17, 2019 in a M4 (INTENSIVE 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: *the proposed medical marihuana facilities are excessive in square footage and acreage. 88,082 square feet proposed, 5 acres permitted, 475 feet excessive.* (Sections 61-4-91. Permitted Dimensional Variances, General Dimensional Standards, Sec. 61-3-355. Permitted districts for medical marihuana facilities; Conditional Uses; Restrictions and 61-4-81 Approval Criteria.).AP**

**VII. PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: August 20, 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.