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**REGULAR MEETING OF
OCTOBER 8, 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: October 1, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 78-19 – (AKA BSEED SLU2019-00060)

APPLICANT: HOPE HOUSE DETROIT – GARY GENTRY

LOCATION: 12830 ESSEX between Kitchner and Continental in a R2 zone (Two-Family Residential District)-City Council District #4

LEGAL DESCRIPTION OF PROPERTY: W CONTINENTAL 342 ST CLAIR PARK SUB L27 P90 PLATS, W C R 21/291 30 X 100

PROPOSAL: Hope House Detroit represented by Gary Gentry request a parking variance to establish a Nonprofit Neighborhood Center on the first floor of an existing, two-story multifamily dwelling along with two residential units on the second floor in an R2 zone (TWO-FAMILY 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 where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; Location or Amount of Off-Street Parking. For a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; 25 parking spaces (one per square foot) are required, Zero (0) have been provided. (Sections 61-4-92(1) Permitted dimensional variances; Location or Amount of Off-Street Parking, 61-14-24 Household Living, 61-14-28 Community Service 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.: 58-19 – (AKA BSEED 255-16)
APPLICANT: DR. TARIK NAJIB
LOCATION: 7235 GREENVIEW between W. Warren and Sawyer in a R1 zone (Single-Family Residential District)-City Council District #1
LEGAL DESCRIPTION OF PROPERTY: W GREENVIEW 825 & 824 WARRENDALE NO 1 SUB L45 P14 PLATS, W C R 22/263 80 X 124.01
PROPOSAL: Dr. Tarik Najib request dimensional variances to establish a 22-space Accessory Parking Lot to serve a School located at 18600 thru 18624 W. Warren approved in BSEED 255-16 in a R1 Zone (SINGLE-FAMILY 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 where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; Front Yard Set Back – 20 ft. required: 7 ft. provided, Residential Side Setback – 10 ft. required: 3 ft. provided and Interior Landscaping – 1,260 sq. ft and 5 shade trees required: 392 sq. ft. and 4 shade trees provided. (Sections 61-4-91(1) General Dimensional Standard (Parking), 61-14-222, Residential screening, 61-14-143 Front Yard Set Back, 61-14-223 Interior Landscaping and 61-4-81 Approval Criteria).AP

10:45 a.m. CASE NO.: 61-19 – (AKA BSEED 141-18)
APPLICANT: DETROIT LOFTS, LLC
LOCATION: 3325 MICHIGAN between 22nd and 23rd in a B4 Zone (General Business District) City Council District #7
LEGAL DESCRIPTION OF PROPERTY: S MICHIGAN W25 FT 1 GEO L BEECHERS FACTORY SITE L22 P93 PLATS, W C R 12/38 25X112.98 SPLIT ON 01/04/2019 WITH 12000315-6 INTO 12000315-7
PURPOSAL: Detroit Lofts, LLC requests variances to convert two adjacent vacant buildings encompassing a combined 5,500 sq. ft. building into one to establish a Cabaret and Office in a Traditional Main Street Overlay District in a B4 zone (General Business 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 where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; a Cabaret Use is a regulated use and is not allowed within 1000 ft. of other regulated uses – there are 3 regulated uses within 1000 ft., and the proposed use requires 45 parking spaces, the current use is Retail providing a 20 space credit – 0 spaces provided. (Sections 61-4-91(1) General Dimensional Standard (Parking), 61-3-25 Regulated Uses and 61-3-231 and 61-4-81 Approval Criteria).AP

11:30 a.m. **CASE NO.:** 60-19 – (AKA BSEED SLU2019-00116)

APPLICANT: PURA VIDA MANAGEMENT

LOCATION: 12727 GREENFIELD between Glendale and Fullerton in a M4 Zone (Intensive Industrial District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: W GREENFIELD THAT PT OF N E 1/4 SEC 25 T 1 S R 10 E DESC AS BEG AT INTSEC S LINE GLENDALE & W LINE GREENFIELD WEST SERVICE RD TH ALG SD W LINE 267.20 FT TH N 89D 32M W 419.63 FT TH N 0D 08M 30S E 264.48 FT TH S 89D 37M 06S E 453.78 FT TO PTE OF BEG 22/--- 114,706 SQ FT

PROPOSAL: Pura Vida Management appeals the decision of the Buildings Safety Engineering and Environmental Department’s BSEED Case SLU2019-00116 dated May 28, 2019 which DENIED permission to establish a Medical Marihuana Provisioning Center Facility, a Medical Marihuana Grower Facility and a Medical Marihuana Processor Facility in a 42,303 square foot square foot building 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. Medical marihuana facilities may be permitted on a conditional basis in the following zoning districts in accordance with this Article, subject to the provisions of this Division and any other applicable provisions of this Code, and all applicable state of Michigan requirements: the subject property is within 1000 ft. of a Religious Institution and school (Dunamis Outreach Ministries located at 13220 Greenfield) – 600 ft. away, there creating a Drug Free Zone. (Sections 61-4-72 Appeals and 61-3-355(a)(1). Permitted districts for medical marihuana facilities; Conditional Uses; Restrictions and *Drug-free zone* & 61-3-355. Permitted districts for medical marihuana facilities; Conditional Uses; Restrictions, (b) A medical marihuana caregiver center or medical marihuana provisioning center facility must not be located in any of the following: (1) within a drug-free zone, as defined in 61-3-353 of this Code).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: October 15, 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, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.