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Director

**City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov**

**PLEASE NOTE
LOCATION OF
HEARING HAS
CHANGED**

REGULAR MEETING OF
DECEMBER 3, 2019
BOARD OF ZONING APPEAL'S
ON THE 2ND FLOOR, SUITE 212
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: November 26, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 77-19 (aka BSEED SLU2019-000056)

APPLICANT: ALFONSO LOPEX SERRATOS

LOCATION: 1118-1126 Central St. between W. Lafayette Blvd. and Pershing St. in a R2 (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: E CENTRAL 229 MOSES W FIELDS SUB L7 P62 PLATS, W C R 18/140 40 X 132.5; E CENTRAL 230 MOSES W FIELDS SUB L7 P62 PLATS, W C R 18/140 40 X 132.5

PROPOSAL: Alfonso Lopez Serratos request dimensional variances to establish an eighteen space Accessory Parking lot on a vacant 10,600 square foot site to serve an existing restaurant approved with conditions in Buildings Safety Environmental Department Case SLU2019-00056 in an R2 (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 for a variance of the minimum setbacks, for a variance of the loading space provisions of ARTICLE XIV, DIVISION 1, Subdivision D of this Chapter and for a variance of various developmental standards and use regulation requirements; a. excessive lot size – 8,500 sq. ft. required: 10,600 sq. ft. proposed and. b. excessive lot width – 70 feet required – 82 feet proposed. (Sections 50-4-132 - Other variances, 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.).AP

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

10:15 a.m. CASE NO.: 57-18 (aka BSEED 66-16)-Adjourned from March 23, 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. 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: May 14, 2019 Board Adjourned case without date and with fee for petitioners representative to be prepared for the case due to the newly add DFZ determination from BSEED. ADJOURNED WITHOUT DATE AND WITH FEE. (Sections 50-4-102 Appeals and 50-3-534(b)(1) Conditional Uses; Procedures; Waivers; Public Nuisance.)AP

11:30 a.m. CASE NO.: 79-19 (aka BSEED SLU2019-00044)

APPLICANT: GREEN SKIES-HOOVER LLC

LOCATION: 20580 Hoover between E. Eight Mile and Collingham in a M3 (General Industrial District)-City Council District #3

LEGAL DESCRIPTION OF PROPERTY: E HOOVER THAT PT OF N 1/2 OF N W 1/4 OF N W 1/4 SEC 2 T 1 S R 12 E DES AS FOLS BEG AT S W COR 8 MI RD 204 FT & REID HWY 120 FT TH S 29D 41M 20S W 242.80 FT ALG W LINE REID HWY TH S 89D 02M 20S W 418.34 FT TH N 0D 58M 40S W 204.16 FT ALG E LINE HOOVER AVE TH N 87D 54M 20S E 377.30 FT ALG S LINE 8 MI RD TH CONT S 89D 59M 40S E 164.95 FT TO PTE OF BEG 21/-- 99673 SQ FT

PURPOSAL: Green Skies-Hoover LLC requests to modify BSEED Case #68-17 to add a 38,862 square foot Medical Marihuana Grow Facility (MMGF) and a 6,407 square foot Medical marihuana Processor Facility (MMPF) to an existing 3,778 square foot Medical Marihuana Provisioning Center facility (MMPCF) of an existing one-story 62,799 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; the proposed MMF are excessive in square footage. The gross square footage of the building is 62,799 square feet, which is excessive by 12,799 square feet. (Sections 50-4-131 Appeals and 50-3-281 General approval criteria).AP

- VII. PUBLIC COMMENT / NEW BUSINESS
Next Hearing Date: December 10, 2019
- VIII. ADVISEMENTS / OLD BUSINESS
- IX. MEETING ADJOURNED