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JAMES W. RIBBRON
Director

REGULAR MEETING OF
APRIL 28, 2020

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

The Telephone Numbers Are:
(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: April 21, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

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

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.

10:00 a.m. CASE NO.: 10-20

APPLICANT: HUDSON REAL PROPERTY, LLC

LOCATION: 1208 Woodward between Grand River and Gratiot in B5 Major Business District Historic- City Council District #5

LEGAL DESCRIPTION OF PROPERTY: E WOODWARD --- LOTS 33 THRU 39 & LOTS 72 THRU 78 ALSO TOGETHER WITH VAC NORTH-SOUTH & EAST-WEST ALLEYS ADJ PLAT OF SEC 7 GOVERNOR & JUDGES PLAN L34 P544 DEEDS, W C R 420 FT X 220 FT --- 92,400 SQFT

PROPOSAL: Hudson Real Property LLC request variances to develop a 49 story, 680 feet high Tower building to include 225,120 sq. ft. of Residential with 150 units, 285,985 sq. ft. of Hotel and 11 story, 232 foot high Block Building to include 401,909 sq. ft. of Office, 127,334 sq. ft. of Event Space and 17, 673 sq. ft. of Retail in a B5 Major Business District. This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; Cubical Content Standard, No building or structure, or part thereof, shall be erected, altered, or enlarged to such a size or height that the cubical content of such building or structure above the grade plan shall exceed the volume of a block or prism having a height equal to three times the width of the widest street abutting the zoning lot upon which the building or structure is located or to be located, and a base equal to the area of the zoning lot, provided, that towers may be erected over and above the cubical content limit where 360 per zoning ordinance – 680 feet proposed; The greatest horizontal dimension of the tower does not exceed 60 feet – 132 ft proposed and 12 off-street loading zones are required – 6 are proposed. (Sections 50-4-102 Appeals, 50-4-131 (2&6) Permitted Dimensional Variances, Loading and General Dimensional Standards, 50-13-201 Cubical Content and 50-4-121 Approval Criteria).AP

APRIL 28, 2020
DOCKET CONTINUED

- 10:45 a.m.

CASE NO.:

96-19 (aka SLU2019-00014)

APPLICANT:

MICHIGAN CARETAKER COLLECTIVE

LOCATION:

14400 Prairie between Lyndon and Interval in a M4 Zone (Intensive Industrial District)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY:

S LYNDON N 149.35 FT OF W 252.43 FT 219ASSESSORS DETROIT PLAT NO 16 L74 P24 PLATS, W C R 16/465 37700 SQ FT

PROPOSAL:

Michigan Caretaker Collective appeals the decision of the Buildings Safety Engineering and Environmental Department’s BSEED Case SLU2019-00014 effective date October 23, 2019 which DENIED permission to establish a Medical Marihuana Grower Facility in a 9,042 square foot square foot section and a Medical Marihuana Processor Facility in a 3,412 square foot section of an existing 20,052 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 establishment of the Conditional Use will impede the normal and orderly development and improvement of surrounding property; adequate, utilities, access roads, drainage and other necessary facilities have not been provided; the applicant has not engaged with the neighborhood and during the hearing the development team seemed uncertain about roles of the members. (Sections 50-4-102 Appeals, Sec. 50-4-101. - Jurisdiction over appeals of administrative decisions, 50-3-534. Conditional Uses, procedures, waivers, public nuisance and 50-3-281 Approval Criteria).AP
- 11:30 a.m.

CASE NO.:

100-19

APPLICANT:

Dinverno, Inc

LOCATION:

4600 E. Nevada between Nevada and Minnesota Ave in a M4 (Intensive Industrial District)-City Council District #3

LEGAL DESCRIPTION OF PROPERTY:

S NEVADA THAT PT OF S W 1/4 SEC 8 T 1 S R 12 E DESC AS BEG AT A PTE IN S LINE NEVADA 1720.75 FT FROM W LINE SEC 8 TH S 388.68 FT TH N 89D 29M 30S E 100 FT TH S 42.25 FT TH ON CUR TO R 180.26 FT RAD 383.85 FT TH N 45D 22M 30S W 463.43FT TH N 01D 16M 12S E 59 FT TH N 89D 21M 48S E 400 FT TO PTE OF BEG 13/--- 108,190 SQ FT

PROPOSAL:

Dinverno, Inc. requests to appeal the BSEED Denial SLU 2019- 00137 effective date November 18, 2019 to modify BSEED #126-95 grant conditions at a Transfer Center on a 2.48 acre in a M4 (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; the close proximity of the site to Sojourner Truth Homes located at 4525 E. Nevada will be detrimental; the proposed use involves activities, processes, materials, equipment or conditions of operation that will be detrimental; a community agreement was not provided and the proposed use will have a detrimental effect upon vehicular turning patterns, ingress/egress, traffic flow, nearby intersections, traffic visibility and the clear vision. (Sections Sec. 50-4-101 Jurisdiction over appeals of administrative decision and 50-3-281 General Approval Criteria).AP
- VII.

PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: May 5, 2020
- VIII.

ADVISEMENTS / OLD BUSINESS
- IX.

MEETING ADJOURNED