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Director

**BOARD OF ZONING  
APPEALS STAFF:**

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REGULAR MEETING OF  
**SEPTEMBER 13, 2021**

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: 82469728510

**If You Are Joining By Web The Link Is:**  
<https://cityofdetroit.zoom.us/j/82469728510>

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS –**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: August 30, 2021**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARING**

**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](mailto:crio@detroitmi.gov) to schedule these services.**

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

9:15 a.m. **CASE NO.:** 22-21  
**APPLICANT:** Brian Hurttienne  
**LOCATION:** 2627 Austin Street between St. Anne and 18<sup>th</sup> St. in a R2 - (Two-Family Residential District)-City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. S AUSTIN E 30 FT 66 WARDS SUB L1 P263 PLATS, W C R 10/21 30 X 108  
**PROPOSAL:** Brian Hurttienne request dimensional variances to modify BSEED order for the construction of a Single-family Resident unit (BY RIGHT) on a 1,987 sq. ft. lot (R2 - Two-Family Residential District). 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; side yard setback. (From BSEED Work Flow: Please meet the conditions for setbacks in (50-13-225). A variance may be applied for with the Board of Zoning Appeals (BZA) 313-224-3595). (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:15 a.m. **CASE NO.:** 43-21 aka SLU2021-00065  
**APPLICANT:** Cinnaire Solutions  
**LOCATION:** 445 Ledyard between Cass and Second in a B4 Zone - (General Business District)-City Council District #6  
**LEGAL DESCRIPTION OF PROPERTY:** S LEDYARD 3 THRU 12BLK--79 SUB PT CASS FARM L1 P93 PLATS, W C R 2/18 81,226.5 SQ FT  
**PROPOSAL:** Cinnaire Solutions request dimensional variances to expand an existing three-building Emergency Shelter/Transitional Housing facility by adding 40 residential dwelling units to a Residential Substance Abuse Service Facility along with 44 Multi-Family Dwelling units with associated retail in a new 73,717 square foot building in a B4 Zone - (General Business District). 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; That this grant is only to expand an existing three-building Emergency Shelter/Transitional Housing facility by adding 40 residential dwelling units to a Residential Substance Abuse Service Facility along with 44 Multi-Family Dwelling units with associated retail in a new 73,717 square foot building. This grant does not include a Pre-Release Adjustment Center (Residential Re-Entry Program); this use cannot be expanded, altered or modified without permission from the BSEED or the Board of Zoning Appeals; and the applicant shall obtain the required dimensional variances: 1. Excessive building height and 2. Insufficient minimum building side setback) from the Board of Zoning Appeals prior to seeking a building permit. (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

11:15 a.m. **CASE NO.:** BSEED SLU2020-00055

**APPLICANT:** Nortown Community Development Corp.

**LOCATION:** 6200 E. Eight Mile between Mound and Mt. Elliott in a M4 (Intensive Industrial District)-City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** N E OUTER DR ALL THAT PT OF NW 1/4 SEC 4 T 1 S R 12 E DESC AS BEG AT INTSEC S LINE EIGHT MILE RD 204 FT WD & W LINE MT ELLIOTT ST 86 FT WD TH S 03D 44M 55S ALG SD W LINE 605.44 FT TH S 85D 35M 51S W 13 FT TH S 03D 44M 55S E 13.5 FT TH S 85D 35M 51S W 166.40 FT TH N 62D 30M 41S W 176.44 FT TH N 49D 06M 26S W 63.34 FT TH N 34D 42M 53S W 84.32 FT TH N 17D 43M 29S W 57.64 FT TH N 04D 10M 44S W 351.19 FT TO SLINE EIGHT MILE RD TH N 85D 31M 40S E ALG SD S LINE 435.30 FT TO P O B 13/--- 244,774 SQ FT

**PROPOSAL:** Nortown Community Development Corp. appeals the decision of the Buildings Safety Engineering and Environmental Department (BSEED) Case No.: SLU2020-00055 effective date of decision May 7, 2021) which (Approved with Conditions) to modify BSEED #165-17 to construct two new 15,000 square foot buildings and add two Marijuana Grower Facilities in a M4 (Intensive Industrial District). 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; Michigan courts have held that in order to meet the “aggrieved person” standard, the appellant must prove that he or she (or it, if the appellant is an organization) has suffered special damages related to the beneficial use and enjoyment of his/her own property that are not common to other property owners similarly situated. The party filing the appeal must be more than a mere resident of the City; he or she must be able to show harm or damages that are unique to him or her, and to his/her property, specifically. (Sections 50-4-102 Appeals, Michigan Case Law on “Aggrieved Person” Standard and 50-3-281 General Approval Criteria (Community Appeals).)AP

**VII. PUBLIC COMMENT / NEW BUSINESS**  
Next Hearing Date: September 21, 2021

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**