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City of Detroit

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**BOARD OF ZONING
APPEALS STAFF:**

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REGULAR MEETING OF
MARCH 13, 2023

Pursuant to the City of Detroit Health Department Emergency Epidemic Order in Response to the COVID-19 Pandemic Per MCL 333.2453, Declaration of Continued Emergency Due to COVID-19, to Extend Remote Public Access to Open Meetings and Prohibit Gatherings at Meetings that Risk the Personal Health and Safety of Members of the Public and Public Bodies, effective from January 1, 2022 to March 31, 2022, the City of Detroit, Board of Zoning Appeals (BZA) will be:

IN-PERSON IN THE ERMA L. HENDERSON AUDITORIUM ON THE 13TH FLOOR, OF THE COLEMAN A. YOUNG MUNICIPAL CENTER, 2 WOODWARD AVE., DETROIT, MI 48226

VIRTUAL ATTENDANCE IS STRONGLY ENCOURAGED.

As pursuant to public health guidelines, the meeting room will be subject to space limitations, and there are NO additional opportunities for public viewing within the building. For the safety of attendees and participants, it is recommended that the public participate by means of one of the methods listed below:

1. In person. Please be advised due to COVID restrictions the space is limited to 15 people. Petitioners will be given first preference. Once the limit is reached you will not be allowed to enter the building.
2. The Board of Zoning Appeals Hearings may be viewed in the following manner.

Join Zoom Meeting

<https://cityofdetroit.zoom.us/j/84422726457>

Meeting ID: 844 2272 6457

Dial by your location

+1 267 831 0333 US (Philadelphia)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 213 338 8477 US (Los Angeles)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:

Public Comment Zoom:

1. Telephone participants: Raise your hand by pressing *9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
 - a. Windows computer = [ALT] + [Y]
 - b. Apple computers = [OPTION] + [Y]

Public Comment In-Person:

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)
via smartsheet, or email to BOARDOFZONING@DETROITMI.GOV for the record.

PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

MARCH 13, 2023
DOCKET CONTINUED

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: February 27, 2023**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO.: 07-23

APPLICANT: Matthew Morin

LOCATION: 3435, 3453, 3459 & 3473 Pulford between Mack and Gratiot in an R2 (Two-Family Residential District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: N PULFORD W 28 FT 22 PLAT OF PT OF OLS 38 & 39 GEO HUNT FARM L10 P98 PLATS, W C R 13/73 28 IRREG; N PULFORD 26 BLK 5 ZENDERS L14 P4 PLATS, W C R 13/69 30 X 110; Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. N PULFORD 25-24 BLK 5 ZENDERS L14 P4 PLATS, W C R 13/69 60 X 110; Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. N PULFORD 23 BLK 5 ZENDERS L14 P4 PLATS, W C R 13/69 31.14 X 110

PROPOSAL: Matthew Morin is requesting dimensional variances to develop a 26-space accessory parking lot to serve a 6,276 square foot office development project located at 3506 Gratiot. The subject site is within an R2 Two-Family Residential District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Per Section 50-13-182 of the Zoning Ordinance. Excessive Parking Lot Size: 8,500’ square feet allowed, 13,302 square feet proposed, 4,802 square feet excessive and; b. Excessive Lot Width: 70’ maximum lot width allowed, 121’ lot width proposed, 51’ width excessive. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

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.

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

**MARCH 13, 2023
DOCKET CONTINUED**

9:45 a.m. CASE NO.: 81-21

APPLICANT: Abel Juarez

LOCATION: 6760 Grandville between W. Warren and Whitlock in an R1 (Single-Family Residential District)-City Council District #7

LEGAL DESCRIPTION OF PROPERTY: E GRANDVILLE 791 & W 9 FT OF VAC ALLEY ADJ FRISCHKORNS ESTATES SUB L42 P93 PLATS, W C R 22/275 35 X 131

PROPOSAL: Abel Juarez is requesting dimensional variances for a 1,200 square foot Single-family dwelling with 440 square foot detached accessory garage. The subject site is within an R1 Single-Family Residential District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. Sec. 50-13-3. - R2 District. Intensity and dimensional standards within the R2 Two-Family Residential District. Excessive lot coverage. 35% allowed, 37% proposed. 2% excessive lot coverage. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

10:15 a.m. CASE NO.: 02-23

APPLICANT: 14425 Schaefer Holdings, Inc.

LOCATION: 14290 Schaefer between Intervale and Lyndon in an M4 (Intensive Industrial District)-City Council District #1

LEGAL DESCRIPTION OF PROPERTY: E SCHAEFER HWY PT OF SEC 20 T 1 S R 11 E DESC AS FOLS BEG AT A PTE IN E LINE OF SCHAEFER HWY 66 FT WD S 0D 01M 30S W 363.62 FT FROM S LINE OF PENN R R R/W TH DUE E 753.37 FT TH N ELY ON A 16D CURVE TO L 401.28 FT TH N 27D 48M 16S E 65.38 FT TH S WLY ON A 11D 26M 51S CUR TO L 199.72 FT TH S 0D 12M 30S W 100 FT TH ON 12D 36M 31S CURVE TO R 145.02 FT TH DUE W TO E LINE OF SCHAEFER HWY TH N 0D 01M 30S E 173.65 FT TO POB 22/-- 201639 SQ FT

PROPOSAL: 14425 Schaefer Holdings, Inc. is requesting dimensional variances to establish a Marijuana Grower Facility (MGF) in suite 1 and 2, in a 21,705 square foot building and establish a Marijuana Grow facility (MGF) in suite 4, 5 and 6 and Marijuana Processor Facility (MPF) in Suite 3 of an existing 30,315 square foot building approved under SLU2021-00125. The subject site is within an M4 Intensive Industrial District. The Board shall be authorized to hear dimensional variance requests for matters that are beyond the scope of BSEED’s 10% administrative adjustments for a variance of the minimum setbacks. That the applicant must receive a variance from the Board of Zoning Appeals (BZA) for the excess building square footage (2,020 square feet) of a co-located Marijuana Grower Facility. (Sections 50-4-131 (6)- Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

- VII. Public Comment / New Business**
Next Hearing Date: March 20, 2023
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**