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Council District 7



**City of Detroit  
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**JAMES W. RIBBRON**

Director

**BOARD OF ZONING  
APPEALS STAFF:**

THOMINA DAVIDSON  
APRIL PUROFOY  
DEJA SAMMONS

**REGULAR MEETING OF  
MARCH 20, 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 13<sup>TH</sup> 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](mailto: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>

**DOCKET**

**I. OPENING:**

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

**II. PROCEDURAL MATTERS:**

**III. MINUTES:**

- A. APPROVAL OF MINUTES: March 13, 2023**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARING**

**9:15 a.m. CASE NO.: 06-22**

**APPLICANT: Phillip Kafka-Prince Realty LLC**

**LOCATION: 4885 15<sup>th</sup> between Warren and Grand River in an B4 General Business District)-City Council District #5**

**LEGAL DESCRIPTION OF PROPERTY: W 15TH 10'BRIENS SUB OF PT OF E1/2 OF LAFONTAINE FARM L20 P44 PLATS, W C R 10/49 127.17 IRREG**

**PROPOSAL: Phillip Kafka - Prince Realty LLC, is requesting dimensional variances (parking variance) for office use (for a digital animation studio). within an B4 General Business 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. Deficient parking. (Sections 50-4-131(1)- 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](mailto:crio@detroitmi.gov) to schedule these services.

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

**MARCH 20, 2023  
DOCKET CONTINUED**

**9:45 a.m. CASE NO.:** 32-21

**APPLICANT:** Cathy Potts

**LOCATION:** 15018 Houston Whittier between Hayes and Queen in a B3 Shopping District)-City Council District #3

**LEGAL DESCRIPTION OF PROPERTY:** S HOUSTON-WHITTIER 223&222 DALBY-HAYES LAND CO CRAFTSCOMMUNE SUB L46 P22 PLATS, W C R 21/784 40 X 100

**PROPOSAL:** Cathy Potts is requesting to change from one nonconforming use (auto repair facility) to another nonconforming use (rental hall) in a B3 Shopping District. A nonconforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code, except, that a nonconforming use may not be changed to any of the following: (Sections 50-15-7 - Board of Zoning Appeals and 50-15-30 (b) - Change of nonconforming use to other nonconforming use: (b) the Board of Zoning Appeals may approve the change of one nonconforming use to another nonconforming use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use.).AP

**10:15 a.m. CASE NO.:** 71-22 aka BSEED SLU2022-00008

**APPLICANT:** Joe's Green Thumb

**LOCATION:** 4527, 4535 & 4545 Michigan between 28th and 29th in a M4 (Intensive Industrial District)-City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** S MICHIGAN 9 EXC MICHIGAN AVE AS WD R H HALLS SUB L2 P26 PLATS, W C R 14/58 40.08 X 76; S MICHIGAN 10 EXC MICHIGAN AVE AS WD R H HALLS SUB L2 P26 PLATS, W C R 14/58 40 X 76; S MICHIGAN 11 EXC MICHIGAN AVE AS WD R H HALLS SUB L2 P26 PLATS, W C R 14/58 44.21 IRREG

**PROPOSAL:** Joe's Green Thumb appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED Case No: SLU2022-00008 (Decision Date: September 27, 2022 Effective Date: October 11, 2022) which DENIED the Establish a Marijuana Grower Facility (MGF) in an existing 4,874 square foot building in a M4 (Intensive Industrial District). 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. (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-171 thru 50-3-281- General Approval Criteria.).AP

- VII. Public Comment / New Business**  
Next Hearing Date: March 27, 2023
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**