

Board Members

Robert E. Thomas

Chairperson

Vivian Teague

Vice Chairperson

Robert G. Weed

Council District 1

Elois Moore

Council District 3

Jacqueline Grant

Council District 4

Debra Walker

Council District 6

Kwame Finn

Council District 7



City of Detroit

Board of Zoning Appeals

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James W. Ribbron

Director

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **DECEMBER 3, 2019** on the 2nd Floor in the BZA Office, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Vice-Chairperson of the Board Thomas called the meeting to order and Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Robert G. Weed, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Vivian Teague, Board Member
- (4) Debra Walker, Board Member
- (5) Elois Moore, Board Member
- (6) Jacqueline Grant, Board Member

BOARD MEMBERS ABSENT:

- (1) Kwame Finn, Board Member

MINUTES:

Board Member Grant made a motion to approve the minutes November 26, 2019 with any corrections.

Affirmative: Mr. Weed, Thomas
Ms. Moore, Walker, Teague, Grant
Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

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**

ACTION OF THE BOARD **Ms. Walker made a motion to Grant dimensional variances 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). Support by Ms. Grant**

Affirmative: Mr. Thomas, Weed
 Ms. Walker, Moore, Teague, Grant

Negative:

DIMENSIONAL SIGN VARIANCES GRANTED

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

Action of the Board: Ms. Grant made a motion to Affirm the proposed MMCC is located in a Drug Free zone. Seconded by Ms. Grant

Affirmative: Mr. Weed, Thomas, Calzada
Ms. Moore, Grant, Teague

Negative:

BSEED DECISION AFFIRMED/ DRUG FREE ZONE

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: See file

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

ACTION OF THE BOARD Ms. Grant made a motion to Grant dimensional variances of excessive square footage and deficient parking for Approved MMGF, MMPF and MMPCF in a M3 zone. Support by Ms. More

Affirmative: Mr. Weed, Thomas
Ms. Moore, Walker, Teague, Grant

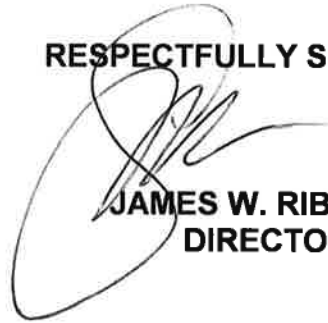
Negative:

DIMENSIONAL VARIANCES GRANTED

ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE.

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Grant seconded this motion which was unanimously carried and the meeting adjourned at 12:50 P.M.

RESPECTFULLY SUBMITTED

A handwritten signature in black ink, appearing to read 'JWR', is written over the printed name and title.

**JAMES W. RIBBRON
DIRECTOR**

JWR/atp

