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BSEED Case No: 144-18
Property Address: 9700 Van Dyke
Decision Date: June 28, 2019
Effective Date: July 12, 2019

*Grant Extension
until January 8, 2021.
Jayl fl
1/8/20*



Applicant
Parkstone Development Partners
C/o: 9700 Van Dyke, LLC
28 W. Adams, Suite 1300
Detroit, MI 48226

Owner
9700 Van Dyke, LLC
1936 W. 12 Mile Rd.
Royal Oak, MI 48073

Request: Establish a Medical Marihuana Provisioning Center Facility (MMPCF) in an existing 1,929 square foot building and construct a 1,734 square foot addition for a Medical Marihuana Processor Facility on existing vacant land.

Location: 9700 Van Dyke between Grinnell & Jordan Streets in an M2 (Restricted Industrial) Zoning District and legally described as: E VAN DYKE 2 & 1 GRUEBNERS VAN DYKE EST SUB L58 P83 PLATS, W C R 17/524 40 IRREG & E VAN DYKE 5 THRU 3 GRUEBNERS VAN DYKE EST SUB L58 P83 PLATS, W C R 17/524 71.04 IRREG (PIN 17009612 & PIN 17009613-4)

The current legal land use is 'Gas Station' established on December 22, 1987 by permit number 45915. The building is a one story, masonry building. The parking required for the Medical Marihuana Provisioning Center Facility (MMPCF) is ten (10) spaces and the spaces required for the Medical Marihuana Processor Facility (MMPF) is two (2). The total spaces required for both uses is twelve (12). The site plan showed nine spaces which is not sufficient for the proposed use. A ten percent administrative waiver will reduce the required spaces to eleven (11). Because the prior use required ten (10) spaces, this proposal meets the parking standards.

Medical Marihuana Provisioning Center Facilities (MMPCF's) and Medical Marihuana Processor Facilities (MMPF's) are subject to several spacing requirements per Section 61-3-355(c) of the Detroit Zoning Ordinance. This location is not in a drug free zone, a Gateway Radial Thoroughfare or a Traditional Main Street overlay area.

This request has been processed in accordance with the provisions of Sections 61-3-214, 61-10-84(4)(5), 61-12-80 and 61-3-355(2)(3) of the Detroit Zoning Ordinance, Chapter 61 and the following submittals were considered as part of this request:

Bernard J. Youngblood
Wayne County Register of Deeds
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Total Pages: 5



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If no appeal is made within the prescribed time, you must:

1. Pick up the official decision letter from the Buildings, Safety Engineering and Environmental Department, Special Land Use Office, 4th Floor, Room 407, Coleman A. Young Municipal Center.
2. Record the official decision letter with the Wayne County Register of Deeds and present proof of registration when applying for the necessary permit.
3. Submit three sets of fully dimensioned, drawn to scale, final site and floor plans for the subject development prior to the issuance of the necessary permits by the Buildings, Safety Engineering and Environmental Department.

Please call 224-1317 (on or after the effective date of this grant) before coming down to pick up your verified copy of this letter. If someone else is to secure your letter and permits, they must provide a signed and notarized letter of authorization granting them the authority to act on your behalf.

CONDITIONS OF APPROVAL

Occupancy of the premises without full compliance with all of the following conditions is unlawful and contrary to the provisions of the Zoning Ordinance and is subject to penalties as provided in the Ordinance, which may include the revocation of this grant and/or daily fine of \$250-500, for not complying with these conditions.

1. That this grant is only to permit a Medical Marihuana Provisioning Center Facility (MMPCF) and Medical Marihuana Processor Facility (MMPF) at this location and cannot be further expanded, enlarged, altered, or modified in any manner without the prior approval of the Buildings, Safety Engineering and Environmental Department or Board of Zoning Appeals.
2. That the owner/occupant of said premises abides by all of the provisions of the Detroit Property Maintenance Code, Article 1, Chapter 9 of the Detroit City Code. That this operation be conducted in such a manner as to not create a nuisance of any kind to the surrounding neighborhood.
3. That the parking lot shall be paved, properly drained and striped in accordance to municipal standards.
4. That Right-of-Way screening be provided on Van Dyke per Section 61-14-221. **NOTE: APPROVAL FOR RIGHT OF WAY SCREENING ALONG VAN DYKE REQUIRES APPROVAL FROM MDOT.**
5. That residential screening from 4 feet to 6 feet be provided on the eastern side of the parking lot per Section 61-14-222 of the Detroit Zoning Ordinance.



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18. That the proper city license be obtained from Business License Division and renewed annually.
19. That a Maintenance Agreement from the Department of Public Works (DPW) be provided
20. That a "Certificate of Maintenance of Grant Conditions" be obtained annually by the owner/operator of the subject premises/use; and further, that the proper application for such Certificate be filed with the Buildings, Safety Engineering and Environmental Department no later than each annual anniversary of the effective date of this grant.

Sincerely,

David Bell
Director

DB/JSP/SE



CITY OF DETROIT
 BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVE., FOURTH FLOOR
 DETROIT, MICHIGAN 48226
 (313) 224-0484 • TTY:711
 WWW.DETROITMI.GOV

I have read the conditions of **SLU2019-00203** and agree to abide by all of the conditions contained herein.

Printed Name: Ryan Reddie

Signature: [Handwritten Signature]

Date: 03/05/2020

Subscribed and sworn to before me this 5th day
 of March, 2020.

[Handwritten Signature]
 Notary Public, Wayne County, Michigan

My Commission expires January 19, 2021

MELODY WHITE
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF MACOMB
 MY COMMISSION EXPIRES Jan 19, 2021
 ACTING IN COUNTY OF Wayne

Bernard J. Youngblood
Wayne County Register of Deeds

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Wayne County Register of Deeds Coversheet

Submitted document follows this coversheet