

## BOARD MEMBERS

**Robert E. Thomas**  
Chairperson  
Council District At Large

**Robert Roberts**  
Vice Chairperson  
Council District 6

**Scott Boman**  
Council District At Large

**Robert G. Weed**  
Council District 1

**Kimberly Hill Knott**  
Council District 2

**Elois Moore**  
Council District 3

**Jerry Watson**  
Council District 4

**Byron Osbern**  
Council District 5



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
**Phone: (313) 224-3595**  
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**Email: boardofzoning@detroitmi.gov**

**JAMES W. RIBBRON**  
Director

**BOARD OF ZONING**  
**APPEALS STAFF:**

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
ZONING INSPECTOR

## **REGULAR MEETING OF** **JUNE 17, 2024**

### **MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday June 17, 2024 by way of Zoom and in person.

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: 84422726457

Board Member Thomas called the meeting to order and Director Ribbron called the roll at 9:15 a.m.

#### **BOARD MEMBERS PRESENT:**

- (1) Robert E. Thomas, Board Member
- (2) Robert G. Weed, Board Member
- (3) Robert Roberts, Board Member
- (4) Jerry Watson, Board Member
- (5) Scotty Boman, Board Member
- (6) Kimberly Hill Knott, Board Member
- (7) Anthony Sherman, Board Member

#### **BOARD MEMBERS ABSENT:**

- (1) Elois Moore, Board Member

#### **MINUTES:**

Board Member Moore made a motion to approve the minutes for June 10, 2024 with any corrections.

Affirmative: Mr. Weed, Boman, Roberts, Thomas Watson

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.: 35-24 – Council District #5**

**BZA PETITIONER: SALEM KASSAB**

**LOCATION: 6338 LAMBERT, between Edsel Ford Service Drive and Holborn in a M4 zone (Intensive Industrial District).**

**LEGAL DESCRIPTION OF PROPERTY: S LAMBERT 33 THRU 36 F A SCHULTES SUB L14 P46 PLATS, W C R 15/85 140 X 68.70**

**PROPOSAL: Salem Kassab request dimensional variances to establish a Marijuana Grower Facility (MGF) in an existing 8,677 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00237; Decision Date: March 13, 2024 – Effective Date: March 27, 2024. 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; Deficient parking; 8 parking spaces required, 0 provided, 8 parking spaces deficient. (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

**ACTION OF THE BOARD: Mr. Roberts made a motion to Grant dimensional variances to establish a Marijuana Grower Facility (MGF) in an existing 8,677 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2023-00237 Seconded by Board Member Sherman.**

Affirmative: Mr. Weed, Roberts, Thomas, Boman, Sherman  
Mrs. Hill-Knott

Negative:

**DIMENSIONAL VARIANCE GRANTED**

9:30 a.m.

**CASE NO.: 34-24 – Council District #6**

**BZA PETITIONER: TIMOTHY NAEMI**

**LOCATION: 230 GREEN**, between Fort and Melville in a M4 zone (Intensive Industrial District).

**LEGAL DESCRIPTION OF PROPERTY:** E GREEN N 5 FT 6 5 BEARDS SUB L13 P95 PLATS, W C R 18/110 40 X 107.95 COMBINED ON 02/23/2024 WITH 18008907. INTO 18008907-18;

**PROPOSAL:** Timothy Naemi request dimensional variances to Establish a Marijuana Grower Facility (MGF) in an existing 5,950 square foot building APPROVED w/Conditions in BSEED Case No: SLU2023-00172; Decision Date: March 1, 2024 – Effective Date: March 15, 2024. 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 provide a 5-foot walkway waiver from the Board of Zoning Appeals before a building permit can be issued. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

**ACTION OF THE BOARD:** Mr. Weed made a motion to Grant dimensional variances to Establish a Marijuana Grower Facility (MGF) in an existing 5,950 square foot building APPROVED w/Conditions in BSEED Case No: SLU2023-00172 Seconded by Board Member Watson.

Affirmative: Mr. Weed, Roberts, Thomas, Boman, Sherman, Watson

Negative: Mrs. Hill-Knott

**DIMENSIONAL VARIANCE GRANTED**

9:30 a.m.

**CASE NO.: 34-24 – Council District #6**

**BZA PETITIONER: TIMOTHY NAEMI**

**LOCATION: 230 GREEN, between Fort and Melville in a M4 zone (Intensive Industrial District).**

**LEGAL DESCRIPTION OF PROPERTY: E GREEN N 5 FT 6 5 BEARDS SUB L13 P95 PLATS, W C R 18/110 40 X 107.95 COMBINED ON 02/23/2024 WITH 18008907. INTO 18008907-18;**

**PROPOSAL: Timothy Naemi request dimensional variances to Establish a Marijuana Grower Facility (MGF) in an existing 5,950 square foot building APPROVED w/Conditions in BSEED Case No: SLU2023-00172; Decision Date: March 1, 2024 – Effective Date: March 15, 2024. 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 provide a 5-foot walkway waiver from the Board of Zoning Appeals before a building permit can be issued. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

**ACTION OF THE BOARD: Mr. Weed made a motion to Grant dimensional variances to Establish a Marijuana Grower Facility (MGF) in an existing 5,950 square foot building APPROVED w/Conditions in BSEED Case No: SLU2023-00172 Seconded by Board Member Watson.**

Affirmative: Mr. Weed, Roberts, Thomas, Boman, Sherman, Watson

Negative: Mrs. Hill-Knott

**DIMENSIONAL VARIANCE GRANTED**

9:45 a.m.

**CASE NO.:** 36-24 – Council District #7

**BZA PETITIONER:** MOUSSA BAZZI

**LOCATION:** 12010 Greenfield between Plymouth and Wadsworth in a B4 General Business District.

**LEGAL DESCRIPTION OF PROPERTY:** E GREENFIELD 115 THRU 118 EXC GREENFIELD AS WD BROADMOOR SUB L41 P48 PLATS W C R 22/578 173.50 X 88.44A;

**PROPOSAL:** Moussa Bazzi appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED PIN: 22049833-6) which DENIED a Marijuana Retail/Provisioning Facility in a B4 General Business District. 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; The review has determined that the proposed Marijuana Retail/Provisioning Facility is located within 750 radial feet of a Controlled Use located and within 1000 radial feet of a Drug Free Zone located at: 1. 15428 Plymouth Rd, Specially Designated Merchant’s/Specially Designated Distributor’s Establishment – approximately 679 feet away 2. 15810 Capitol – O’Shea Park – approximately 707 feet away. Therefore, this request is DENIED (Sections 50-4-101 Jurisdiction Over Appeals of Administrative Decisions and 50-3-281- General Approval Criteria). AP

**ACTION OF THE BOARD:** Mr. Boman made a motion to Uphold BSEED’s Decision which DENIED a Marijuana Retail/Provisioning Facility in a B4 General Business District. Seconded by Board Member Watson.

Affirmative: Mr. Weed, Boman, Sherman, Watson

Negative: Mrs. Hill-Knott  
Mr. Thomas, Roberts

**BSEED DENIAL UPHELD**

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL FURTHER NOTICE**

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There being no further business to be transacted, Board Member Sherman motioned that the meeting be adjourned. Board Member Hill-Knott seconded this motion which was unanimously carried and the meeting adjourned at 11:40 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp