

**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**



**City of Detroit**  
**Board of Zoning Appeals**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue, Suite 212**  
**Detroit, Michigan 48226**  
**Phone: (313) 224-3595**  
**Fax: (313) 224-4597**  
**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 24, 2024**

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday June 24, 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 Weed made a motion to approve the minutes for June 17, 2024 with any corrections.

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

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.: 11-24 – Council District #6**

**BZA PETITIONER: AHMED HARAJLI**

**LOCATION: 8633 MICHIGAN AVE,** between Landale and Trenton in a B4 zone (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** S MICHIGAN 22 THRU 12 EXC MICHIGAN AVE AS WD GLENWOOD SUB L17 P44 PLATS, W C R 20/370 229.46 IRREG

**PROPOSAL:** Ahmed Harajli requests an expansion of the legal existing nonconforming use (Used Auto Sales Lot). The applicant proposes to construct a new 962 square foot building at 8633 Michigan. BSEED Case No: PIN: 20004563-73 - BZA2024-00005. The subject site is within a B4 General Business District. A hearing is required with the Board of Zoning Appeals to increase the gross floor area of a building that houses a nonconforming use and shall be deemed an expansion of the nonconforming use per section 50-15-26 of the Detroit Zoning Ordinance, (Sec. 50-15-7 Board of Zoning Appeals and The expansion of nonconforming uses and spacing from similar uses are subject to the jurisdiction of the Board of Zoning Appeals, per Sec. 50-15-26 of the Detroit Zoning Ordinance; therefore, a Board of Zoning Appeals hearing is required. (Section 50-2-67. - Procedures. and Sec. 50-15-26. Expansion or Intensification of Nonconforming Uses. AP

**ACTION OF THE BOARD:** Mr. Roberts made a motion to Grant expansion of the legal existing nonconforming use (Used Auto Sales Lot). The applicant proposes to construct a new 962 square foot building at 8633 Michigan. Seconded by Board Member Sherman.

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

Negative:

**EXPANSION OF NONCONFORMING USE GRANTED**

9:30 a.m.      **CASE NO:**                    **19-24 – Council District #6**

**BZA PETITIONER:**    **DETROIT INTERNATIONAL BRIDGE COMPANY, LLC**

**LOCATION:**                    **1003 ST. ANNE, between W. Lafayette and Howard in an R2 Two Family District**

**LEGAL DESCRIPTION OF PROPERTY:**    **W STE ANNE N 24 FT 13 BLK 1 WHITWOOD & CARGILLS SUB L56 P269 DEEDS, W C R 10/14 24 X 118.70 SPLIT ON 03/14/2023 WITH 10000094., 10000095., 10000096., 10008094., 10008095., 10008096., 10008097., 10008098., 10008099. INTO 10008094-100**

**PROPOSAL:**                    **Detroit International Bridge Company, LLC request dimensional variances for a proposed wall that is excessive in height in BSEED Case No: BLD2022-05307. 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; Sec. 50-14-372. - Height. Required screening shall be at least as tall as the object to be screened, and no taller than eight feet, except as may be specified in Section 50-14-341(1)b of this Code. There shall be no maximum height for trees or plants used as screening materials. The height of a required wall may be tapered at the end of said wall that is closest to a public street to ensure visibility of cross traffic; EXCESSIVE HEIGHT ON SCREEN WAAL, 8’ HIGH ALLOWED – 20’ HIGH PROPOSED – 12’ HIGH EXCESSIVE HEIGHT. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria) AP**

**ACTION OF THE BOARD:**    **Mr. Roberts made a motion to Grant dimensional variances for a proposed wall that is excessive in height in BSEED Case No: BLD2022-05307. The subject site is within an R2 Two-Family Residential District. Seconded by Board Member Sherman**

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

Negative:

**DIMENSIONAL VARIANCES GRANTED**

9:45 a.m.      **CASE NO:**                    **39-24 Council District #6**

**BZA PETITIONER:**    **DETROIT INTERNATIONAL BRIDGE COMPANY, LLC**

**LOCATION:**                    **2600-2660 W. Fort, between W. Lafayette and Fort in an R2 Two Family District**

**LEGAL DESCRIPTION OF PROPERTY:**    **W STE ANNE N 24 FT 13 BLK 1 WHITWOOD & CARGILLS SUB L56 P269 DEEDS, W C R 10/14 24 X 118.70 SPLIT ON 03/14/2023 WITH 10000094., 10000095., 10000096., 10008094., 10008095., 10008096., 10008097., 10008098., 10008099. INTO 10008094-100;**

**PROPOSAL:**                    **Detroit International Bridge Company, LLC request dimensional variances for a proposed wall that is excessive in height in BSEED Case No: BLD2022-05307. 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; Sec. 50-14-372. - Height. Required screening shall be at least as tall as the object to be screened, and no taller than eight feet, except as may be specified in Section 50-14-341(1)b of this Code. There shall be no maximum height for trees or plants used as screening materials. The height of a required wall may be tapered at the end of said wall that is closest to a public street to ensure visibility of cross traffic; EXCESSIVE HEIGHT ON SCREEN WAAL, 8’ HIGH ALLOWED – 10’ HIGH PROPOSED – 2’ HIGH EXCESSIVE HEIGHT. (Sections 50-4-131 (6) Permitted dimensional variances and 50-4-121 Approval Criteria). AP**

**ACTION OF THE BOARD:**    **Mr. Roberts made a motion to Grant dimensional variances for a proposed wall that is excessive in height in BSEED Case No: BLD2022-05307. The subject site is within an R2 Two-Family Residential District. Seconded by Board Member Sherman**

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

Negative:

**DIMENSIONAL VARIANCES GRANTED**

**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 11:50 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp