

**Robert G. Weed**  
Council District 1  
**Kimberly Hill Knott**  
Council District 2  
**Elois Moore**  
Council District 3  
**Jerry Watson**  
Council District 4  
**Robert E. Thomas**  
Council District 5  
**Robert Roberts**  
Council District 6  
**Anthony Sherman**  
Council District 7  
**Scotty Boman**  
City Wide



**City of Detroit**  
**Board of Zoning Appeals**  
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**JAMES W. RIBBRON**  
Director

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

**THOMINA DAVIDSON**  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

**APRIL PUROFOY**  
ZONING INSPECTOR

**REGULAR MEETING OF**  
**MAY 20, 2024**

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

**If You Are Joining By Web The Link Is:**

<https://cityofdetroit.zoom.us/j/84422726457>

If you need additional information regarding this meeting, you can contact either  
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

**MINUTES OF THE BOARD OF ZONING APPEALS**

A public hearing of the Board of Zoning Appeals was held on Monday May 20, 2024 by way of Zoom and in person.

Board Member Watson 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) Elois Moore, Board Member
- (5) Scotty Boman, Board Member
- (6) Jerry Watson, Board Member
- (7) Kimberly Hill Knott, Board Member
- (8) Anthony Sherman, Board Member

**BOARD MEMBERS ABSENT:**

**MINUTES:**

Board Member Moore made a motion to approve the minutes for May 13, 2024 with any corrections.

Affirmative: Mr. Weed, Roberts, Boman, Watson  
Mrs. Moore  
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.: 32-24 – Council District #3

BZA PETITIONER: SYED MUAZZEM

LOCATION: 12835 CONANT, between Halleck and Lawley in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: W CONANT 50 THRU 52 ECHLINS SUB L15 P56 PLATS, W C R 9/134 90 X 100

PROPOSAL: Syed Muazzem request dimensional variances for parking variance for a proposed restaurant. This case is BY-RIGHT and was Plan Reviewed. The subject site is within an R1 Single-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. Deficient Parking: 22 parking spaces required, 0 parking spaces provided. 22 parking spaces deficient (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

ACTION OF THE BOARD: Mr. Boman made a motion to Grant dimensional variances for parking variance for a proposed restaurant. Seconded by Board Member Sherman.

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

Negative: Mr. Watson  
Mrs. Moore, Hill-Knott

**DIMENSIONAL VARIANCE GRANTED**





10:00 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:** Mrs. Hill-Knott made a motion to Adjourn without fee due to new site plan being presented for BSEED to review and clarify issues with the case. Seconded by Board Member Boman.

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

Negative:

**ADJOURNED WITHOUT FEE AND WITHOUT DATE**

**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 Moore seconded this motion which was unanimously carried and the meeting adjourned at 11:20 A.M.

RESPECTFULLY SUBMITTED



JAMES W. RIBBRON  
DIRECTOR

JWR/atp