

## BOARD MEMBERS

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### Scott Boman

Council District At Large



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REGULAR MEETING OF  
**MAY 20, 2024**

## JAMES W. RIBBRON

Director

## BOARD OF ZONING APPEALS STAFF:

THOMINA DAVIDSON  
EXECUTIVE ADMINISTRATIVE  
ASSISTANT

APRIL PUROFOY  
INSPECTOR

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

#### **PUBLIC COMMENT ZOOM / IN-PERSON MEETINGS:**

##### **Public Comment Zoom:**

1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

##### **Public Comment In-Person:**

- You will be called on in the order in which your hand is raised, a public comment sign-in card will be issued.
- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the BZA Office **IN ADVANCE OF THE HEARING:**

<https://app.smartsheet.com/b/form/f8a9187464f4464689094092a1952bc8>

(You can also email the department at the link below for the smartsheet link)  
via smartsheet, or email to [BOARDOFZONING@DETROITMI.GOV](mailto:BOARDOFZONING@DETROITMI.GOV) for the record.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

**\*This Meeting is open to all members of the public under Michigan's Open Meetings Act\***

DOCKET

I. OPENING:

- A. CALL TO ORDER.....9:00 A.M.
- B. ROLL CALL

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: May 13, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

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

9:30 a.m. CASE NO.: 31-24 – Council District #3

BZA PETITIONER: ADNAN GOBAH

LOCATION: 2929 CARPENTER, between Mitchell and Jos. Campau in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: N CARPENTER 112 THRU 115 R A NEWMANS SUB L33 P96 PLATS, W C R 9/131 120 X 100;

PROPOSAL: Adnan Gobah request dimensional variances to establish a Banquet Hall in an existing 12,000 square foot building. APPROVED w/Conditions in BSEED Case No: SLU2021 – 00251; Decision Date: January 23, 2024 – Effective Date: February 6, 2024. The subject site is within an B4 General Business 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. Per to issuance of a building permit, the applicant shall obtain a variance from the Board of Zoning Appeals for the following deficiency: a) Off-Street Parking (Section 50-14-50): 120 parking spaces required; 20 parking spaces proposed; 100 spaces deficient. (50-4-131 [1]). (Sections 50-4-131 (1) Permitted dimensional variances and 50-4-121 Approval Criteria). AP

