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### Anthony Sherman

Council District 7



## 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**  
INSPECTOR

## REGULAR MEETING OF JUNE 24, 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

### **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.

**PLEASE SEE THE LINK BELOW TO REVIEW THE BOARD OF ZONING APPEALS CALENDARS:**

<https://detroitmi.gov/government/boards/board-zoning-appeals/board-zoning-appeals-meetings>

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: JUNE 17, 2024

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

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

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 50-2-67. - Procedures. And 50-15-26. Expansion or Intensification of Nonconforming Uses)AP

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 – 20’ HIGH PROPOSED – 12’ HIGH EXCESSIVE HEIGHT.** (Sections 50-2-67. - Procedures. And 50-15-26. Expansion or Intensification of Nonconforming Uses). AP

- VII.                **Public Comment / New Business**  
                            Next Hearing Date: July 8, 2024
- VIII.              **ADVISEMENTS / OLD BUSINESS**
- IX.                 **MEETING ADJOURNED**