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BOARD OF ZONING APPEALS
STAFF:

THOMINA DAVIDSON
EXECUTIVE ADMINISTRATIVE
ASSISTANT

APRIL PUROFOY
INSPECTOR

REGULAR MEETING OF
OCTOBER 27, 2025

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: 816 4214 3162

If You Are Joining by Web, the Link Is:

<https://cityofdetroit.zoom.us/j/81642143162>

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 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](tel:3132244950), through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

"ANY AND/OR ALL INFORMATION INTENDED FOR PRESENTATION TO THE BOARD OF ZONING APPEAL MUST BE SENT TO THE BZA DIRECTOR (RIBBRONJ@DETROITMI.GOV) BEFORE 5:00 PM ON THE THURSDAY PRIOR TO THE BZA HEARING ON MONDAY. ANY INFORMATION RECEIVED AFTER 5:00 PM ON THURSDAY WILL NOT BE ACCEPTED."

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

OCTOBER 27,
2025
DOCKET
CONTINUED

DOCKET

I. OPENING:

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

II. PROCEDURAL MATTERS:

III. MINUTES:

- A. APPROVAL OF MINUTES: October 20, 2025

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARING

9:15 a.m. CASE NO: 33-25 – 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 permission to expand a nonconforming use by modifying previous BZA Case 11-24 which established a 962 square foot nonconforming (Used Auto Sales Lot). The addition will be 4,100 square feet and will house a retail/office use in a B4 zone (General Business District). Also if the expansion of nonconforming use is granted there will immediately follow a hearing for the requested variances listed in the Planning and Development Report. REASON FOR HEARING: 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. Also Variances for deficient Off street parking, off street loading and interior landscaping. RELATED ORDINANCE SECTIONS: 50-15-7 - Board of Zoning Appeals, 50-15-26. - Expansion or intensification of nonconforming uses 50-4-131 (1&6) Permitted Dimensional Variance and 50-4-121 Approval Criteria.

OCTOBER 27, 2025
DOCKET CONTINUED

9:45 a.m. CASE NO: 78-24 - Council District #5 (Adjourned from June 9, 2025)

BZA PETITIONER: Frederick Ideozu

LOCATION: 3652 Gratiot between Sylvester and Superior in a B2 Zone (Local Business and Residential District).

LEGAL DESCRIPTION OF PROPERTY: S GRATIOT 10 THRU 1 EXC GRATIOT AVE AS WD ZENDERS L10 P11 PLATS, W C R 13/76 250 IRREG

PROPOSAL: Frederick Ideozu is requesting to re-establish a Motor Vehicle Fueling Station (Note: the site has been vacant 10 years), this will be hardship relief in a B2 Zone (Local Business and Residential District). A public hearing at the Board of Zoning Appeals shall be required; Any applicant for development may file a hardship relief petition with the Buildings, Safety Engineering, and Environmental Department which seeks relief from any regulations in this chapter on the basis that the denial of the application deprived the applicant of all reasonable use of such applicant's property. A hardship shall be defined as a denial of all reasonable economic use of the property. Upon finding that the denial of the application has resulted in a denial of all reasonable economic use of the property, the City may provide the petitioner with relief from applicable zoning regulations. Sections 50-4-151. - Deprivation of use of property, 50-4-153. - Denial of all reasonable economic use standards, 50-4-194. - Application of the "all reasonable economic use" standard, 50-4-195. - Burden of proof, 50-4-196. - Findings of the Board of Zoning Appeals and 50-4-197. - Additional forms of relief. AP

- VII. Public Comment / New Business**
Next Hearing Date: November 10, 2025
- VIII. ADVISEMENTS / OLD BUSINESS**
- IX. MEETING ADJOURNED**