



**City of Hamtramck Meeting**  
Department of Community and Economic Development  
Regular Zoning Board of Appeals Meeting  
April 18, 2023  
6:00 P.M.  
City Hall – Council Chambers 2<sup>nd</sup> Floor  
313.800.5233 ext. 332

**MINUTES**

1. **Call to Order**

Chairperson Habitz called the meeting to order at 6:06 pm

2. **Pledge of Allegiance**

3. **Roll Call**

**Present:** Tom Habitz, Eric Anderson, Malek Hussein, Gias Talukder,  
Abdullatif Dagenah (arrived 6:20pm)

**Absent:** Asim M. Alshahri

**Also present:**

Paul Urbiel, Planning Consultant to City of Hamtramck  
Zaher Murray, Variance Applicant

4. **Approval of Minutes**

**Motion** by Anderson supported by Hussein to approve the City of Hamtramck Zoning Board of Appeals meeting minutes of the January 17, 2023 Zoning Board of Appeals Meeting, as presented.

AYES: Habitz, Anderson, Hussein, Talukder

NAYS:

(Dagenah had not yet arrived.)

**MOTION CARRIED**

5. **Public Comment (3 Minutes)**

No members of the public wished to comment.

6. **New Business**

There was no new business to be discussed other than the appeal to be heard in item 7.

7. **Public Hearing**

A. 9701 Joseph Campau

Chair Habitz opened the public hearing.

The subject of the hearing was: Zaher Murray requested a variance to the zoning ordinance section 155.066 (F)(6)(j) for address 9701 Joseph Campau, Hamtramck. Parcel # 41-003-04-0251-000.

Urbiel presented the administrative statement of facts regarding the appeal.

Zaher Murray, owner of 9701 Joseph Campau, requests a variance to permit roll-up security fencing to be installed on the exterior storefront at that address, where roll-up security fencing is required to be installed in the interior of the building only.

The applicant installed opaque security gates over the windows at the subject address at some point before October 7, 2022. On October 7, 2022, a City Code Enforcement officer issued a citation to the business, noting a violation of the Central Business District (CBD) Structure and Site Requirements. Those requirements are included in § 155.066 (F) of the Hamtramck Zoning Ordinance. The altered façade does not comply with § 155.066 (F)(6)(j).

The applicant is applying for a variance to allow the security fencing to stay in place, citing security concerns and previous break-ins.

Applicant Murray provided further context for his request, stating that the company with which he contracted had assured him permits would be applied for if they were necessary.

**Discussion:**

Hussein inquired about previous break-ins and how much those break-ins cost the applicant.

The applicant reported multiple break-ins.

Board members inquired about the existence of a practical difficulty, justification for the variance according to the standards of the zoning ordinance, and discussed the potential for setting precedent in this case.

Hussein expressed concern about the cost of removing the gates since they had already been installed.

**Public Comment:**

Linda and Ed Wolyniec of EdwinMoran LLC in Hamtramck submitted email correspondence to the administration in support of the variance request.

**Motion** by Habitz, supported by Anderson, to deny the requested variance because neither the situation nor the case presented meet the Zoning Ordinance standards for granting a variance.

AYES: Habitz, Anderson, Talukder, Dagenah

NAYS: Hussein

**MOTION CARRIED**

**8. Old Business**

There was no Old Business to be discussed.

9. **Commission Announcements**

No announcements were made.

10. **Staff Announcements**

The staff reminded the Board about training opportunities available, and the new by-laws in effect that obligates Board members to attend training annually.

The Board requested that staff forward sign-up links for training opportunities directly to Board members via email.

11. **Public Comment**

No members of the public were present to comment.

12. **Adjournment**

**Motion** by Habitz, supported by Anderson, to adjourn the meeting at 6:46pm

AYES: Habitz, Anderson, Talukder, Dagen, Hussein

NAYS:

**MOTION CARRIED**