



City of Hamtramck - Zoning Board of Appeals  
City Hall Council Chambers  
3401 Evaline St., Second Floor  
Hamtramck, MI 48212  
313-800-5233 ext. 818

## AGENDA

### REGULAR MEETING OF THE HAMTRAMCK ZONING BOARD OF APPEALS

TUESDAY, MARCH 19, 2024

6:00 P.M.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call:**
  - A. Regular Members: Moammer Alghazali, Hemyar AlJamali, Asim Alshahri, Abdullatif Dagenah (*Alt.*), Tom Habitz, Malek Hussein, Gias Talukder, Khalid Qsaimi.
4. **Approval of Minutes:**
  - A. December 19, 2023.
5. **Public Comment** (3 Minutes per Person)
6. **Public Hearings**
  - A. 12045 Joseph Campau – Expansion of non-conforming use and structure.  
  
*The subject of the hearing is to consider an expansion of a non-conforming use according to Zoning Ordinance section 155.096, the applicant, Abdullatif Dagenah, requests the Board’s permission to expand a nonconforming use (automotive service station) in the Central Business District (CBD). Subject to ordinance sections 155.066, the applicant also requests variances from five CBD structure and site requirements, namely from the requirements of items (F.1.) to construct a new building greater than one foot from the front lot line; (F.2.) to construct a building that does not have a pedestrian entrance on the front lot line where not less than one such entrance is required; (F.6.k.) to construct a building with metal overhead doors facing a public street, (F.9.) to construct parking in an area in front of the main building where it is only permitted a maximum of 30 feet off the rear lot line and behind the main building; and (F.10.) to expand an existing curb cut and create a new curb cut where no new driveways, service drives, or curb cuts are permitted off public roads.*
7. **Old Business:**
8. **New Business:**
  - A. Michigan Association of Planning (MAP) online workshop *planning and zoning essentials* March 26th or March 27<sup>th</sup>
9. **Board member Announcements**
10. **Staff Announcements**
11. **Public Comment** (3 minutes per person)
12. **Adjournment**

PLEASE NOTE: This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.71 a (2)(3) and the Americans with Disabilities Act (ADA). City of Hamtramck will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the Meeting to individuals with disabilities at the Meeting or Public Hearing upon 10-day notice to the City Clerk's Office. Individuals with disabilities requiring auxiliary aids or services should contact the Hamtramck City Clerk by writing or calling the Clerk's Office at (313) 800-5233 x821.