



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

MINUTES

REGULAR MEETING OF THE HAMTRAMCK ZONING BOARD OF APPEALS
TUESDAY, JULY 16, 2024
6:00 P.M.

1. **Call to Order**

Meeting was called to order at 6:16pm

2. **Pledge of Allegiance**

3. **Roll Call:**

Present: Moammer Alghazali, Hemyar Al-Jamali, Malek Hussein, Khalid Qsaimi, Abdullatif Dagenah

Absent: Gias Talukder, Asim Alshahri, Tom Habitz (excused)

4. **Approval of Minutes:**

A. April 16, 2024. Motion by Hemyar to approve, Seconded by Moammer. Motion passed unanimously.

Motion by Hemyar Aljamali to approve minutes. Seconded by Asim Alshahri. Motion passed unopposed.

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

No Public Comment

6. **Public Hearings**

A. 2449 Alice

Subject to Zoning Ordinance section 155.138 the applicant request's the Board's permission for a non-use variance to install a six-foot privacy fence along the front lot line at the subject address in the Residential (R) district. Subject to ordinance 155.137(A)(2) and 155.137(C), the applicant also requests variances to extend the privacy fence along the side lot line from the rear lot line beyond the front building line, and install a privacy fence along the front lot line exceeding two feet four inches in height.

Staff Karolynn Faulkner presented the request along with a new diagram showing the allowed location of the privacy fence and the requested location. Staff report was presented stating that the request seems to meet some but not all of the criteria for a dimensional variance. Staff mentioned that the land is slightly different than most typical parcels in the city (typical parcels are 30 wide and 100 deep; this parcel is closer to 50 deep and 50 wide).

Applicant spoke in Arabic and stated that the land is not deep and wants the fence at the front lot line for the safety of the kids. Stated that the ordinance cuts the land in half. Has an existing non-conforming chain link fence that he is trying to replace. ZBA translated for the applicant so that all could understand the request.

PUBLIC COMMENT – Tom Jancowski, Alice Street: Believes that Alice is an exception. Ordinance should reflect what the neighborhood wants. Building setbacks don't match. There are curb cuts. Stated that there are lots of non-conformities.

Najib Muthana: Street is very busy. Mom / sister cannot be in yard with kids uncovered.

Nassem Mohammed: For the variance. No other comment.

Rasam Alnora: Supports the variance.

DISCUSSION – ZBA discussed the variance request.

Hemyar Al-Jamali made a motion to approve the fence at the front lot line with the condition that the fence not go in front of the house. Instead, the 6-foot privacy fence that running along the front lot line can cross the driveway but then move back toward the house (not directly in front of house). A diagram was provided by the ZBA. Seconded by Khalid. Passed unopposed.

B. 8526 Conant Street

Applicant Al Amin Halal Live Poultry is requesting a use variance subject to section 155.024(11)b. Request is for a variance from ordinance 155.065 Multi-Use District (C2)(B)(2)(g) to allow for processing and sale of lamb. Parcel 41-005-14-0206-000.

Staff Karolynn Faulkner presented staff report which stated that the applicant meets some but not all of the variance requirements. Applicant has been processing live poultry and would like to add in lamb. Poultry is allowed at this location, despite the ordinance against butchers in C2 processing live animals, because it was in operation before the ordinance was adopted (current zoning ordinance, 155.065). Staff also stated that this area of C2 does vary considerably from the rest of C2 because it is less walkable and close to the jail and other industrial zones.

FBMJ presented on behalf of the owner. Stated that the owner is invested in the community. Stated that a use variance will not negatively impact the community. Explained the freezer used to keep smells and explained the trash management process. Waste is in separate building (with a separate entrance) and cooled. Waste is picked up 3x per week. Believes variance is minimal – not outside, no noise, neighbors are customers.

No public comment.

ZBA – Asked about plumbing. Asked about where lambs are stored (prior to processing). Owner stated that they have seven lambs at a time, stored indoors. However, during EID, there is no chicken processing. Created a diagram of the inside layout and showed the livestock room where lambs are stored during EID. ZBA asked about waste. Applicant confirmed that you cannot put waste from an animal in a dumpster – special pickup and process is needed. Has a company that takes waste: DARPRO. Rendering Company. ZBA asked about state laws and MDARD approvals / USDA approvals. Owner has completed the USDA inspection and passed.

DISCUSSION: ZBA stated that the area is peculiar. Community members have shared with one member that the area is clean. Only concern was the USDA / MDARD regulations. Another ZBA member also commented on the cleanliness of this location.

Motion by Hemyar to approve use variance to allow the processing of lamb with the condition that the location remain compliant with USDA and state regulations. Seconded by Khalid.

AYES: Moammer Alghazali, Hemyar Al-Jamali, Malek Hussein, Khalid Qsaimi, Abdullatif Dagenah

NAYS: (none)

Motion passed unopposed. Meets 2/3 vote requirement for use variances.

7. Old Business

8. **New Business**
9. **Board member Announcements**
10. **Staff Announcements**
11. **Public Comment** (3 minutes per person)
12. **Adjournment** – 7:15pm.