



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

APPROVED AT NEXT MEETING UNLESS OTHERWISE STATED
REGULAR MEETING OF THE HAMTRAMCK ZONING BOARD OF APPEALS
TUESDAY, NOVEMBER 19, 2024
6:00 P.M.

1. **Call to Order (6:04)**

2. **Pledge of Allegiance**

3. **Roll Call:**

Present: Hemyar Al-Jamali, Tom Habitz, Nayeem Choudhury, Abdullatif Dagenah, Khalid Qsaimi

Absent: Asim Alshahri, Gias Talukder, Moammer Alghazali

4. **Approval of Minutes**

A. September 17, 2024

Motion by Al-Jamali. to approve meeting minutes from September 17, 2024. Seconded by Choudhury. Motion carried unopposed.

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

None

6. **Public Hearing**

A. 2604 Trowbridge

Applicant John Marusich (contractor) is requesting a variance for 2604 Trowbridge, Parcel 41003040056000. Request is for a variance from Residential (R) ordinance 155.050(E)(5) to allow a rear setback of eleven feet.

Staff Isabel Allaway presented the request of a four-unit apartment complex, along with two parking garages on the first floor. Staff explained that due to the larger than standard lot size, the proposed building is well within the maximum lot coverage percentage required in the City Ordinance.

PUBLIC COMMENT – Applicant John Marusich (architect) stated that the lower setback will help the city further drain out more storm water and would allow the current plans of the apartment complex to be possible. Marusich mentioned that the owner’s intent is to offer two-bedroom units in this new “green” build.

DISCUSSION – ZBA discussed the variance request, focusing on ensuring that the water retention measures were implemented as proposed in the plans.

Motion by Al-Jamali to pass the variance under the following conditions: the final site plan when approved will include all of the following water retention measures: green roof, bioswales, and permeable pavers. Seconded by Choudhury.

AYES: Al-Jamali, Habitz, Choudhury, Dagenah, Qsaimi

NAYS: (None)

Motion carried unopposed. Meets majority vote requirement for dimensional variances.

B. 3826 Evaline

Applicant Mustafa Alkablani is requesting a variance for 3826 Evaline, Parcel 41008020060305. Request is for a variance from Residential (R) ordinance 155.137(A)(2) to allow the construction of an 8-foot privacy fence beyond the front face of the home and around the rear lot line.

Staff Isabel Allaway presented the request, explaining that the applicant wants to build a privacy fence, fully made of brick, that is eight feet tall to block out the distractions that come from the neighboring business in the Multi-Use (C2) District.

PUBLIC COMMENT – Applicant Mustafa Alkablani stated that he wants to prevent noise and disruptions from the C2-zoned building and alley from disturbing his home.

DISCUSSION – ZBA discussed the variance request. Al-Jamali commented the pillars of the home will only be eight feet, whereas most of the fence will be seven feet only, making most of the fence only go over six inches from the ordinance. Choudhury presented the concern that approving the variance will encourage other residents in the City to apply.

Motion by Qsaimi to pass the variance. Seconded by Choudhury.

AYES: Al-Jamali, Choudhury, Dagenah, Qsaimi

NAYS: Habitz

Motion carried with simple majority. Meets majority vote requirement for non-use variances.

C. 11815 Joseph Campau

Applicant Carl Dallo (contractor) is requesting a variance for 11815 Joseph Campau, Parcel 41004010393000. Request is for a variance from Central Business District (CBD) ordinance 115.066(F)(10) to allow the construction of a new curb cut off a public road.

Staff Isabel Allaway presented the request to allow a curb cut off a public road, Joseph Campau, into an existing parking lot. Staff mentioned that there were previous requests from the parking lot owner, with one

of the requests being to make Pulaski a two-way street to be able to enter from the alleyway. City Council approved this change. Staff also stated that, should a motion be passed, the project will still require Wayne County's approval for the curb cut off the public road, as Joseph Campau is a County road.

PUBLIC COMMENT – Carl Dallo (contractor) spoke on the behalf of the parking lot owner. Dallo states the parking lot is to be used by the coffee shop and any future business in the second suite of the building.

DISCUSSION – ZBA discussed the variance request. Habitz inquired about when the ordinance for the curb cuts was implemented. Staff answered 2011 or before based on when online records for City Council meetings were available. The Board reviewed the letter of approval of Dallo's application materials (not the stamped plans) from the Wayne County permit office. Habitz mentioned that Wayne County approval does not consider local ordinances.

Motion by Qsaimi to pass the variance. Seconded by Choudhury.

AYES: Al-Jamali, Choudhury, Dagenah, Qsaimi

NAYS: Habitz

7. New Business

None

8. Old Business

None

9. Board Member Announcements

Habitz asked about continuing educational opportunities for the ZBA. Staff will provide further training.

10. Staff Announcements

Staff informed the ZBA about a meeting with the Planning Commission and head of the building department, John DeAngelis. Staff and the Planning Commission are considering implementing water retention conditions into the City Ordinance regarding smaller rear setback requirements.

11. Public Comment (3 minutes per person)

None

12. Adjournment

Motion by Habitz to adjourn. Seconded by Choudhury. Motion carried unopposed.

Meeting adjourned at 7:21pm.

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).