

CITY OF HAMTRAMCK  
MINUTES  
ZOINING BOARD OF APPEALS MEETING  
Wednesday, March 2, 2016 6:00 p.m.

The meeting was called to order at 6:07 p.m.

Roll call was taken:

Present: Gray Kales, Carrie Beth Lasley, Mark Hausner, Thomas Habitz

Absent: Nasr Hussain, Mohamed Hussain, Allan Ferszt, Mohammed Rahman

Staff: Kathy Angerer, Director of Community and Economic Development, Jack Williams, Building Official

All stood for the Pledge of Allegiance.

A motion was made by Hausner, supported by Lasley and Commission unanimously approved to adopt the minutes of the August 6, 2014 meeting.

No public comment.

**PUBLIC HEARING** – Sultan Saleh, 11460 Sobieski  
Article V. Residential Zones – Section 1, Structure and Site Requirements Item 1.06(a)

Roger Farina, Attorney spoke on behalf of the applicant Sultan Saleh who resides at 11460 Sobieski, he gave an overview of the project which is the desire to enclose a front porch.

Habitz asked if permits were required for this project.

Williams stated that Sultan pulled a permit for porch repairs.

Habitz inquired about any other issues with the construction.

Williams stated that the applicant went beyond the porch repair permit and fully enclosed the porch causing the building department to order a stop work permit. The applicant chose to come to ZBA to ask for relief from the structure and site requirements.

Hausner asked about personal hardship vs structure hardship.

Attorney Farina asked for the Board to table any action on this matter pending further review.

A motion was made by Lasley, supported by Hausner and Board unanimously approved to table this request.

**PUBLIC HEARING** – Allen Allos, 10309 Conant

- Postpone until the end of meeting. Applicant is not present.

**PUBLIC HEARING** – The Conant Bar Inc., 12001 Conant  
Article XI. Sign Regulations – Section 5. Specific Sign Standards. Item 5.10 Wall Signs

Williams describes the ordinance and sign requirements based on frontage.

The board held a discussion regarding the hardship ordinance and any lighting on the street. The applicant presented signatures on a petition support the new signage.

A motion was made by Hausner, supported by Lasley and Board approved to allow the sign to remain in place. (Aye: Lasley, Hausner, Kales. Nay: Habitz)

**PUBLIC HEARING** – Jamil Saleh, 2486 Danforth

- Applicant described the request to add a curb cut at 2486 Danforth. At the applicants' request, the Board postponed action at 6:46 p.m.

**PUBLIC HEARING** – Allen Allos, 10309 Conant  
Article XI. Sign Regulations – Section 5. Specific Sign Standards. Item 5.10 Wall Signs

Applicant led discussion for Board to understand that the requested sign logo is a trademark which is part of the business franchise.

A motion was make by Hausner, supported by Habitz and the Board unanimously approved to allow the logo on the signage.

**PUBLIC HEARING** – Jamil Saleh, 2486 Danforth  
Article V. Residential Zones – Section 1, Structure and Site Requirements Item 1.06(i)

At 7:04 p.m. Ali Hassan resident at 2484 Danforth, neighbor of the applicant Jamil Saleh, 2486 Danforth came to the podium and to give a show of support for his neighbors request to add a curb cut.

Members presented alternatives to the applicant by stating that alley access to his property is available for off-street parking.

A motion was made by Lasley, supported by Habitz and Board denied the request for relief from structure and site requirements for the construction of a curb cut at 2486 Danforth.

A motion was made by Habitz supported by Lasley and Board unanimously approved to select a vice-chairperson at the next meeting.

Member Kales stated that the Board should meet often to approve minutes.

A motion was made by Hausner, supported by Lasley and Commission voted unanimously to adjourn at 7:14 p.m.

**PASSED AND APPROVED BY THE PLAN COMMISSION OF THE CITY OF HAMTRAMCK, WAYNE COUNTY, MICHIGAN THIS 07 DAY OF SEPTEMBER, 2016.**

AYES: Kales, Lasley, N. Hussain, Hausner, M. Hussain, Habitz

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:



Kathy Angerer, Director  
Community and Economic Development