

CITY OF HAMTRAMCK
MINUTES
ZONING BOARD OF APPEALS MEETING
Wednesday, September 7, 2016, 6:00 p.m.

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

Roll call was taken:

Present: Kales, Lasley, Hausner, Habitz, N. Hussain,

Absent: Mohamed Hussain

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 Board unanimously approved to adopt the minutes of the March 2, 2016 meeting.

No public comment.

A motion was made by Kales, supported by Lasley and Board unanimously approved to open the public hearing for 11338 Lumpkin at 6:09 p.m.

PUBLIC HEARING – Hammad Khan, 11338 Lumpkin
Article III. Administration – Section 2, Permits and Approvals Item 2.02.1
Article V. Residential Zones – Section 1, Structure and Site Requirements Item 1.06(a)

Hammad Kahn, 11338 Lumpkin gave an overview of his structure and changes made to the building.

Kales gave an overview of the ordinance.

Williams stated that the porch was enclosed without a permit and work continued after the owner was notified to stop work.

Habitz asked if he had a rental certificate for the property.

There was no public comment during the public hearing.

A motion was made by Kales, supported by Lasley and Board unanimously voted to close the public hearing at 6:24p.m.

Hausner makes a comment that the ordinances are available to everyone and that permits are required when doing any kind of work. He also states he does not see any hardship related to this request.

Hussain questions the word “new” as it pertains to the ordinance.

Kales clarifies ordinance as it applies to already built homes.

Habitz questions how are existing homes that have been modified in compliance.

Williams provides clarity on non-conforming porches in existence.

Hausner explains it is not their intent/job to interpret the ordinance.

A motion was made by Hausner, seconded by Lasley to deny the request of 11338 Lumpkin for relief from Article V. Residential Zones – Section 1, Structure and Site Requirements Item 1.06(a). (Roll Call vote. Aye: Kales, Lasley, Hausner, Habitz. Nay: N. Hussain. Motion passes 4-1.)

A motion was made by Lasley, supported by Hausner and Board voted unanimously to open a public hearing for 3476 Evaline at 6:36p.m.

PUBLIC HEARING – Elmedina Gozic, 3476 Evaline
Article V. Residential Zones – Section 1, Structure and Site Requirements Item 1.06(a)

Elmedina Gozic gave an overview of her structure and the changes made to the building.

At 6:40 p.m., Chairman Kales called for a 10 minute recess for Williams to retrieve documents.

Public hearing reconvened at 6:50 p.m.

Mr. Gozic spoke to the permit that was approved for the porch enclosure and why this is different.

Williams explains that in 2011 a permit was issued to replace second floor balcony. In 2014, a permit was issued to infill framing and door at the front porch. In 2016, a permit was issued to install roof and finish front porch replacement using the plans from the 2014 permit. The permit allowed replacement of the second floor porch deck however the owner started to enclose the second floor porch.

A motion was made by Habitz, supported by Lasley and Board unanimously voted to close the public hearing at 6:59 p.m.

Lasley stated that the issue is enclosing a porch versus allowing a permit to add a roof and railing.

Habitz asked if their hardship was being next to the bar and the noise.

A motion was made by Lasley, seconded by Hausner to deny the request of 3476 Evaline for relief from Article V. Residential Zones – Section 1, Structure and Site Requirements Item 1.06(a). (Roll Call vote. Aye: Kales, Lasley, Hausner, Habitz. Nay: N. Hussain. Motion passes 4-1.)

Kales made a statement to request at the next regular meeting consider an appointment of a vice chair.

A motion was made by Lasley, supported by Hausner and Board voted unanimously to adjourn at 7:10 p.m.

**PASSED AND APPROVED BY THE PLAN COMMISSION OF THE CITY OF HAMTRAMCK,
WAYNE COUNTY, MICHIGAN THIS 05 DAY OF October, 2016.**

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:



Kathy Angerer, Director
Community and Economic Development