



Zoning Board of Appeals Application

APPLICANT INFORMATION

Applicant NORALDIN M. ALHARIRI Phone (313) 632-0720
 Property Owner (if different than applicant) SAME Phone SAME
 Address 3943 DOROTHY STREET Fax (313) 642-1802
 City HAMTRAMCK State, Zip MI 48211 Email YIWANALHARIRI@GMAIL.COM

SITE INFORMATION

Property Location: On the EAST Side of CONANT Road; Between CANIFF Road
 and TROWBRIDGE Road. Size of Lot: Width 135'-8" Depth 119'-0" Acreage .36
 Date Property Acquired and the Type of Ownership 1-10-2020 LAND CONTRACT

State all deed, subdivision improvement and property restrictions in effect at this time, together with dates of expiration:

VARIANCE REQUEST

Variance to the Zoning Ordinance Section (s) V1-1.06
 Explanation of the Practical Difficulty of the Property as defined in Article III Section 5.06 LOT IS TOO SMALL
(.36 ACRE) TO COMPLY WITH ORDINANCE
 Explanation of request for Administrative Review Interpretation _____

REQUIRED INFORMATION

- Photographs of the building and/or structures on site
 Sketch plan/plot plan showing the dimensions of the lot and the existing and proposed setbacks

OWNER'S SIGNATURE

Noraldin M. Alhariri
 Print Property Owner's Name

[Signature]
 Signature of Property Owner

3-22-21
 Date

If translation services are needed to complete or understand documents, please contact the department head to request accommodations.

إذا كانت هناك حاجة لخدمات الترجمة لإكمال أو فهم المستندات، يرجى الاتصال بمشرف القسم لطلب الإقامة.

যদি নথি সম্পন্ন বা বোঝার জন্য অনুবাদ পরিষেবার প্রয়োজন অনুগ্রহ করে বাসস্থানের জন্য অনুরোধ করার জন্য ডিপার্টমেন্টে পারভাইজারের সাথে যোগাযোগ করুন।



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15633 Harper • Detroit, MI 48224 • (313) 522-3042 • altmanassoc@yahoo.com

Date: March 22, 2021

To: Zoning Board of Appeals
3401 Evaline Steet
Hamtramck, Mi. 48212
(313) 800-5233

Re: 10340 Conant Street Variance Request

The applicant, Noraldin M. Alhariri , is seeking permission to expand a nonconforming use and structure and variances from the structure and site requirements of the C2 district.

The site currently houses an automotive self-service station, a vacant car wash of 1,365 sq .ft. and a convenience store of 1,530 sq. ft. The applicant proposes to demolish a portion of the existing vacant car was and repurpose the remaining building for additional retail space. The applicant also proposes to build a 539 sq. ft. addition to the building, north of the remaining car wash and west of the existing convenience store. The site is .36 acres and is too small to meet the requirements of the ordinance and therefore, the applicant is requesting permission to expand a nonconforming use and structure and believes the following requirements have been met:

- a. That the use, building, or structure was lawful when permitted or constructed.
- b. Continuance thereof would not be contrary to the public health, safety, or welfare or the spirit and intent of this Ordinance.
- c. That the use, building, or structure does not, and is not likely to, significantly depress the value of nearby properties;
- d. That no useful purpose would be served by strict application of the provisions or requirements of this Ordinance with which the use, building, or structure does not conform: and
- e. Expansion shall not have an adverse impact on adjoining properties

The applicant is seeking the following variances due to the small size of the lot and the present nonconforming use of the lot and the existing structure:

1. V1-1.06 g. All new buildings shall be constructed within one foot of the front lot line and side lot line on corner lots.
The building is not within a foot of the front lot line and side lot line of the corner lot.
2. V1-1.06g. All buildings shall have not less than one pedestrian entrance on the front lot line.

The building does not have a pedestrian entrance on the front lot line.

The applicant is requesting the Board to consider the following when reviewing the variance(s) requests.

- a. Strict compliance with the area, setbacks, frontage, height, bulk or density requirements of the Ordinance would unreasonably prevent the property owner from using the property for some lawfully permitted purpose or would render conformity unnecessarily burdensome in this particular case because the additional retail space would not be allowed.
- b. Variance(s) shall do substantial justice to both the property owner and neighboring property owners in the district or that a lesser requirement would give substantial relief and be more consistent with justice to others. In permitting these variances, both the property owner and the neighboring property owners would be relieved of the eyesore of the vacant car wash building and be provided with a new landscaped area that would enhance the visual character and charm of the existing structures.
- c. The plight of the property owner is due to the unique circumstances of the property due to the small size and nonconforming use of the property.
- d. The problem of the property owner is not self-created because the applicant purchased the property on 1 20 20 with the existing nonconforming use and existing structures in place.

Sincerely,



Joseph Altman

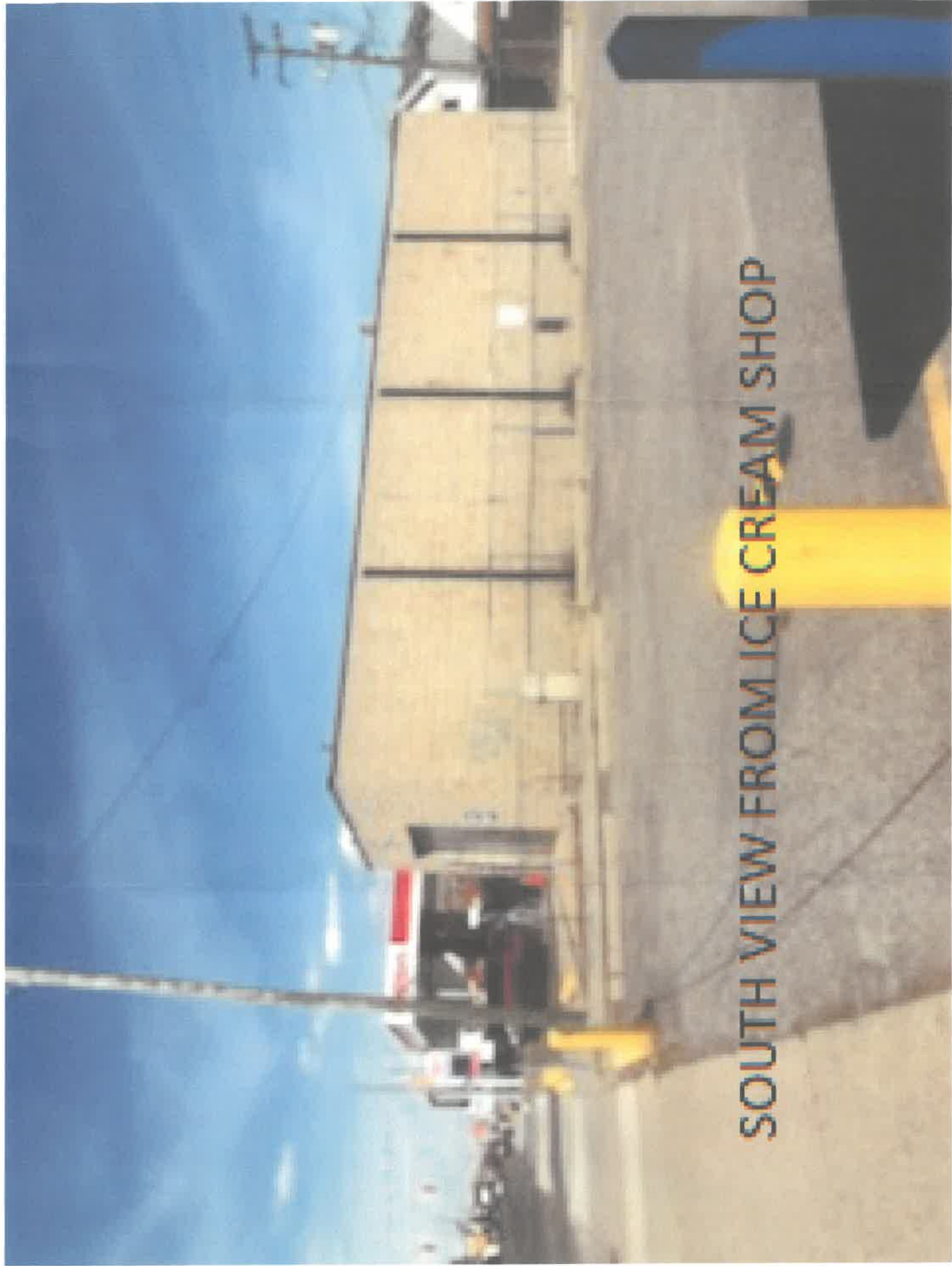
Joseph Altman, Altman and Associates - Architects



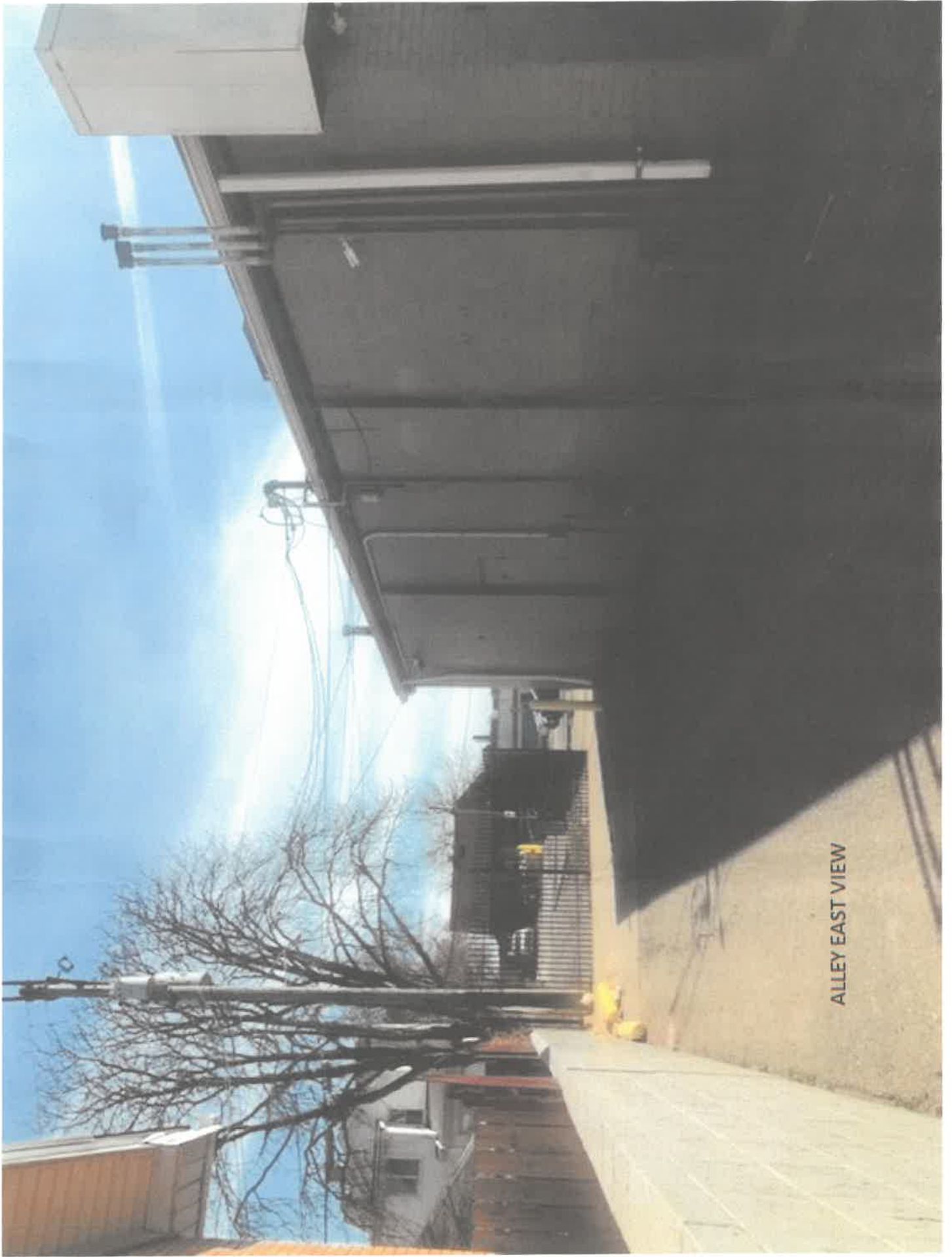
CONANT STREET (WEST VIEW)



CANIFF STREET - NORTH VIEW



SOUTH VIEW FROM ICE CREAM SHOP



ALLEY EAST VIEW