



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

## **AGENDA**

---

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

1. **Call to Order – The meeting was called to order at 6:59pm.**
2. **Pledge of Allegiance**
3. **Roll Call:**
  - A. Regular Members: Moammer Alghazali (Absent), Hemyar AlJamali (Absent), Asim Alshahri (Absent), **Tom Habitz (Present), Malek Hussein (Present)**, Gias Talukder (Absent), **Khalid Qsaimi (Present)**.
  - B. **Abdullatif Dagenah (Alt.) - PRESENT**
4. **Approval of Minutes:**
  - A. March 16, 2024. Malek Hussein motioned for approval; seconded by Khalid Qsaimi. Passed unopposed.
5. **Public Comment (3 Minutes per Person)**

**No Public Comment**
6. **Public Hearings**
  - A. 2255 Hewitt Street
    1. Zoning ordinance section §150.062(B)(2)(c), requiring no portion of a vehicle to be stored in a residential driveway beyond the front wall of either of the two residential structures immediately adjacent to the driveway.
    2. Zoning Ordinance section §155.114(F)(1), requiring driveways to hold at least two vehicles in the Residential District (R).

Staff gave an overview of the case, including the application for a variance and the staff report. Applicant seeks to build a driveway in the front of the house, not on the side or rear. There is a fire hydrant in front of the house. Ordinance requires that homes have two parking spots in the rear, off the alley.

State requirement is that the problem is not self-created, Applicant can state that the fire hydrant is not self-created, however not parking in the rear is self-created. Possible safety issue of parking in front of house, close to sidewalk (kids, bikes, accidents).

Staff stated that applicant Hana Wasel agreed in email that the driveway will be no wider than 10 feet, based on ordinance requirements.

Applicant spoke and state that there was a shed in the back of the house when she bought the house. As well, the house has flooded in the basement due to urban flooding issues. Therefore desires to rebuild the rear shed for storage since the basement floods. As well the house has a small yard because the home is set back further than most homes

in the city, so if there is parking in the rear, there will be almost no play space or green space left in the back for enjoyment. This is a unique situation. Most homes have a 30-foot setback for the yard and this one does not have that.

**ZBA Discussed:**

This is a unique situation due to the deeper setback. Small # of homes in the middle or back of lot. Significant damage has been done to the sidewalk area due to what was done already at the adjacent home. This will not really therefore add much damage to the neighborhood by adding a driveway in front.

Malek Hussein motioned to approve both variances requested with the condition that there is a professional survey completed and that there is at least 36 inches between the new driveway and the fire hydrant. Reasoning is that this will solve to issues – will assist the applicant and the neighborhood by providing one additional spot of parking where there was none; issues not self-created. 2nd by Khalid Qsaimi.

**VOTES:**

Tom Habitz – YES

Malek Hussein – YES

Khalid Qsaimi – YES

Abdullatif Dagenah – YES

Motion passes unopposed.

**7. Old Business:**

**8. New Business:**

**9. Board Member Announcements**

**10. Staff Announcements**

A. **Community Volunteer Cleanup on April 20, 2024** – signup on city website today!

B. **Hamtramck Health Hike** – Coming up in May; part of the Hamtramck Drug Free Community Coalition

**11. Public Comment** (3 minutes per person)

**12. Adjournment – 7:33pm Motion by Tom Habitz. 2<sup>nd</sup> by Malek Hussein.**

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). City of Hamtramck will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the Meeting to individuals with disabilities at the Meeting or Public Hearing upon 10-day notice to the City Clerk's Office. Individuals with disabilities requiring auxiliary aids or services should contact the Hamtramck City Clerk by writing or calling the Clerk's Office at (313) 800-5233 x821.