

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Wednesday, March 28, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #07-113: Requesting to construct a 1023.72 square foot, 3-car garage and storage shed addition to an existing attached, two car garage, in a One-Family Residential (RA) district property located at 434 S. Silvery Lane. Nature of request: Accessory Building Size = 1476.92 sf garage/shed (Code: 980 sf); Waive Compatibility Review.

Appeal #07-120: Requesting to occupy an existing commercial building for retail use, in a Local Business (BA) district property located at 1810 N. Telegraph Rd. Nature of request: Off Street Parking = 2 spaces + 6 leased (Code: 8).

Appeal #07-121: Requesting to construct a detached garage, in a One-Family Residential (RA) district property located at 3307 Houston. Nature of request: Setback from Dwelling Unit = 12'4" (Code: 20').

Appeal #07-123: Requesting to enlarge an existing single family dwelling with a detached garage, in a One-Family Residential (RA) district property located at 4920 Argyle. Existing Non-Conformities: Deficient side yard setback of 3.4 feet and excessive concrete coverage. Nature of request: Waive Compatibility Review; Alter a Non-Conforming Structure.

Appeal #07-125: Requesting to construct two separate buildings along with VP off-street parking lot for use as a restaurant for one building and retail with office in a second building, in a Community Business (BB) district property located at 14927 Warren. Nature of request: Dumpster Proximity Residential = 4' (Code: 20'); Off-Street Parking = 28 spaces (Code: 71); Access Drive/Aisle Width = 20' (Code: 31'); Loading Space = None; Landscaping Adjacent to Road = 0' Warren; 8.3' Mead (Code: 10'); Obscuring Wall = 5' into residential setback; Outdoor Dining = on Warren; Maximum Lot Coverage = 45% (Code: 40%); Rear Yard Setback = 1' + alley (Code: 20'); Side Yard Setback = 1' east; 1' west (Code: 7').

Appeal #07-126: Requesting to enlarge an existing breezeway between the single-family dwelling with an attached garage, in a One-Family Residential (RA) district property located at 23000 Murray. Existing Non-Conformities: Exceeds lot coverage by 32 square feet. Nature of request: Compatibility Review Required = Waiver Requested; Alter a Non-Conforming Structure; Maximum Lot Coverage = 1792 sq.ft. (Code: 1531 sq.ft.).

Appeal #07-127 (Use Variance): Requesting to occupy an existing industrial building for use as semi-truck and trailer sales, in an Intensive Industrial (IC) district property located at 2929 Ferney. Nature of request: Off-Street Parking = 0 spaces (Code: 125); Grading, Surfacing, and Drainage = Compacted Gravel (Code: Hard Surface); Outdoor Vehicle Servicing & Storage = Outdoor activities and debris (Code: Indoor); Setbacks = Parking in Ferney setback; Outside Storage = Storage of dismantled vehicles (Code: Masonry screen wall); Vehicle Sales & Storage (Code: Meet development standards); Use Not Permitted = Vehicle Sales (Code: Industrial Use).

Appeal #07-128: Requesting to construct a single family dwelling with an attached garage, in a One-Family Residential (RA) district property located at 6318 Hartwell. Nature of request: Compatibility Review Required = Waiver Requested; Maximum Concrete Coverage = 48% (Code: 40%); Maximum Lot Coverage = 37% (Code: 35%); Side Yard Setback = 8' combined (Code: 10').

Appeal #07-129: Requesting to construct a one-story addition to an existing single story commercial building used for wholesale, in a Local Business (BA) district property located at 6661 Chase. Existing Non-Conformities: Off-street parking, aisle width, landscaping, loading space, plantings, lot coverage, setback, and obscuring wall. Nature of request: Dumpster Location = Close to adjoining residential; Alter a Non-Conforming Structure; Access Drive/Aisle Width = 20' south; 30' north (Code: 31'); Loading Spaces = 1 (Code: 2); Number of Plantings = 4 trees/38 shrubs (Code: 14/83); Obscuring Wall = 8' high on rear lot line (Code: 6'); Front Setback = 21 foot (Code: 50 foot); Maximum Lot Coverage = 59% (Code: 30%); Rear Setback = 0' + alley (Code: 20').

Appeal #07-130: Requesting to occupy an existing commercial strip center building for a coffee house (restaurant) use, an office use, along with existing retail uses, in a Community Business (BB) district property located at 6275-6325 Schaefer. Existing Non-Conformities: ZBA #05-106 approved a 20 space parking variance for the site (141 required; 121 provided). Nature of request: Off-Street Parking Spaces = 121 total; 50 for strip center (Code: 143/52).

Appeal #07-131: Requesting to occupy a one-story commercial building for use as restaurant w/carry out, in a Community Business (BB) district property located at 5959 Schaefer. Nature of request: Dumpster Setback = 0' abutting residential; Off-Street Parking = 12 spaces (Code: 38); Parking Setback = 15' from Donald & Schaefer (Code: 20'); Access Drive/Aisle Width = 24' (Code: 31'); Landscaping = 6 artificial trees (Code: Live plants); Landscaping Adjacent to ROW = 4' along Donald & Schaefer (Code: 10'); Number of Plantings = 0 trees/9 shrubs (Code: 5/30); Obscuring Wall = None indicated (Code: Abutting residential).

The public may appear at the public hearing in person, or by counsel. Interested parties may also submit comments to: City of Dearborn Zoning Administrator, Economic and Community Development, 13615 Michigan, Suite 9, Dearborn, MI 48126-3852; or by fax to 313-943-2776, up to and including the day before the meeting.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this action should contact 313-943-2195 or TDD 313-943-2074. Reasonable advance notice is required.