

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, April 26, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Tabled Appeal #06-186: Requesting to construct a 1-story retail strip center, in a Community Business (BB) district property located at Schaefer Road (Lots 49 to 57, Schaefer Tireman Park Subdivision, between Diversey & Morross). Nature of request: Dumpster Location = Access blocked by loading zone; Dumpster Proximity to Residential = 11 feet (Code: As far as practicable); Dumpster Setback = 2' + 9' alley (Code: 20'); Off-Street Parking = 25 spaces (Code: 33); Access Drive/Aisle Width = 28' (Code: 31'); Obscuring Wall = None indicated (Code: At northeast corner); Rear Yard Setback = 2'+ 9' alley (Code: 20').

Tabled Appeal #07-111: Requesting to construct a 1-story rear addition to an existing single-story commercial office building, in a Community Business (BB) district property located at 24432 Michigan. Existing Non-Conformities: Deficient off-street parking, landscaping, loading space, plantings, lot coverage, and obscuring wall. Nature of request: Alter a Non-Conforming Structure = 300 sq.ft. addition; Off-Street Parking = 1 space (Code: 4); Maximum Lot Coverage = 65% (Code: 40%).

Tabled Appeal #07-118: Requesting to occupy an existing tenant space for use as a retail bakery, in a Local Business (BA) district property located at 1660 Telegraph N. (formerly Michelangelo's Upholstery Restoration). Nature of request: Off-Street Parking = 0 spaces (Code: 29).

Appeal #07-119: Requesting to construct a two-story commercial building with an occupiable basement for use as ADC Education and Resource Center Offices, in a Local Business (BA) district property located at Chase Road (Lots 8 thru 19, Galt Park Subdivision, between Alber & Donald). Nature of request: Dumpster Proximity to Residential = 10'2" (Code: as far as practicable); Dumpster Setback = 1'2" + 9' alley (Code: 20'); Off-Street Parking = 8 acceptable spaces (Code: 106); Access Drive/Aisle Width = 20' (Code: 31'); Landscaping Adjacent to Road = 4' along Chase Rd (Code: 10'); Rear Yard Setback = 1'2" + 9' alley (Code: 20').

Appeal #07-122: Requesting to maintain the existing non-conforming detached garage, in a One-Family Residential (RA) district property located at 3368 Byrd. Nature of request: Setback from Dwelling = 14' (Code: 20').

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; Maximum Front Yard Concrete Coverage = 48% (Code: 40%); Maximum Lot Coverage = 37% (Code: 35%); Combined Side Yard Setback = 8' (Code: 10').

Appeal #07-132: Requesting to occupy a tenant space for use as a hair salon; within an existing commercial building with existing restaurant/carryout, first-floor retail, and second-floor office, in a Community Business (BB) district property located at 13201 W. Warren (former Lesney Funeral Home). Existing Non-Conformities: ZBA #06-115 approved a 30 space parking variance for the site (76 required; 46 provided). Nature of request: Off-Street Parking = 46 spaces + 30 space variance (Code: 77).

Appeal #07-133: Requesting to install a 1,300 square foot outdoor dining patio area for 11 tables with 4 chairs each, in a General Business (BC) district property located at 18900 Michigan (Starters Bar & Grill; Fairlane Mall, G-115). Nature of request: Outdoor Dining = Outdoor patio (Code: Indoor dining).

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.