

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, May 24, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #07-119: Requesting to construct a 2-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: 20' and as far as practicable); Off-Street Parking = 25 acceptable spaces, 44 total (Code: 122); 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 #07-124: Requesting to construct a 2-story addition with a basement to an existing one-story building for use as a Day Care facility, in a Community Business (BB) district property located at 12720 Ford Road. Existing Non-Conformities: ZBA #04-181 approved: off-street parking (3 space deficiency); reduced outdoor play area; and reduced side yard setbacks. Nature of request: Alter a Non-Conforming Structure = 2-story addition; Off-Street Parking = 50 spaces (Code: 92); Loading Space = 1 space (Code: 2); Outdoor Play Area = 4,625 sf (Code: 14,300 sf); Child Care Center Setback = 7.2' side yard (Code: 25'); Rear Yard Setback = 9.88' (Code: 20').

Tabled 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 Proximity to Residential = 41' (Code: as far as practicable); Off-Street Parking = 14 acceptable spaces, 21 total (Code: 22); Parking Setback = 15' from Donald & Schaefer (Code: 20'); Access Drive/Aisle Width = 23' and 20' (Code: 31'); Landscaping Adjacent to Road = 4' along Donald and 4' along Schaefer (Code: 10'); Number of Plantings = 5 trees/13 shrubs (Code: 5/30); Landscaping Requirement = 584 sf (Code: 765 sf); Obscuring Wall = None indicated (Code: Abutting residential).

Appeal #07-134: Requesting occupy an existing 2-story building for use as a real estate office, in a Local Business (BA) district property located at 6530 Greenfield. Existing Non-Conformities: ZBA #96-182 provided variances for lot coverage and rear setback. Nature of request: Off-Street Parking Spaces = 0 acceptable spaces, 9 total (Code: 22).

Appeal #07-135: Requesting multiple variances to add outdoor dining to a proposed carry-out restaurant use along with an apartment use on the second floor, in a Local Business (BA) district property located at 14339-41 Ford Road. Nature of request: Off-Street Parking = 3 acceptable spaces, 4 total (Code: 14); Loading Space = None indicated; Number of Plantings = None (Code: 1 tree; 6 shrubs); Obscuring Wall = None (Code: Abutting Residential); Outdoor Dining = 704 sf dining patio.

Appeal #07-136: 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 & VP) district property located at 14927 Warren. Nature of request: Dumpster Proximity to Residential = 4 feet + 1/2 alley (Code: 20' and as far as practicable); Off-Street Parking = 25 acceptable spaces, 42 total (Code: 61); Access Drive/Aisle Width = 20' (Code: 31'); Loading Space = None; Landscaping Adjacent to Road = 5' along Steadman, 8.3' along Mead and 0' along Warren (Code: 10' each); Obscuring Wall = None on BB parcel (Code: Abutting Residential); Obscuring Wall = South VP wall extends into residential setback; Obscuring Wall = None on east line of VP parcel (Code: Abutting Residential); Outdoor Dining = on Warren at Steadman; Rear Yard Setback = 1' + alley (Code: 20'); Side Yard Setback = 1' east; 1' west (Code: 7').

Appeal #07-137: 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: Access Drive/Aisle Width = 20' aisle (Code: 31'); Loading Space = 12' x 37' space (Code: Minimum 10' x 50'); Rear Yard Setback = 1'+ 9' alley (Code: 20').

Appeal #07-138: Requesting to construct a one-story addition (85' x 115') to an existing single story commercial building (140' x 115') used for wholesale, in a Community Business (BB) district property located 6661 Chase. Existing Non-Conformities: Off-street parking, aisle width, landscaping, loading space, plantings, lot coverage, setback, and obscuring wall. Nature of request: Dumpster Proximity to Residential = 40' (including 1/2 alley) (Code: 20' and as far as practicable); Alter a Non-Conforming Structure = 1-story addition; Access Drive/Aisle Width = 30' egress drives (Code: 31'); Loading Space = 1 space (Code: 2); Number of Plantings = 4 trees/38 shrubs (Code: 14/83); Obscuring Wall = 8' high on rear lot line (Code: 6' high); Maximum Lot Coverage = 53% (Code: 40%); Minimum Front Setback = 21 feet (Code: 50'); Rear Yard Setback = 0' + 10' alley (Code: 20').

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.