

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Wednesday, July 18, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Tabled Appeal #07-112: Requesting to occupy an existing single story commercial building, in a Community Business (BB) district property located at 6431 Miller. Nature of request: Off-Street Parking = 15 spaces; 14 acceptable (Code: 30); Parking Setback from ROW = 8' (Code: 20'); Loading Space = None; Landscaping Adjacent to ROW = 8' along Miller Road (Code: 10'); Obscuring Wall = None (Code: Abutting Residential).

Tabled Appeal #07-118 (Use Variance): Requesting to occupy a reduced, existing structure for use as a retail bakery, in a Local Business (BA) district property located at 1660 Telegraph N. (formerly Michelangelo's Upholstery Restoration). Existing Non-Conformities: Landscaping, loading space, off-street parking, and setbacks. Nature of request: Off-Street Parking = 5 spaces (Code: 20); Use Not Permitted = Retail Bakery (Code: BB Zoning District).

Appeal #07-145 (Use Variance): Requesting to occupy an existing commercial building for retail sale of new automobiles; and to use parking lot for vehicle display and storage, in a Community Business (BB) district property 14651 Michigan (formerly Donut World). Existing Non-Conformities: Parking 12' from Michigan, Parking 10' from Charles, No loading area, Deficient ROW Landscaping. Nature of request: Off-street Parking = 8 spaces (Code: 11); Aisle Width = 15' (Code: 20'); Driveway Setback to Intersection = 25' from Michigan/Charles (Code: 60'); Minimum lot area = .28 acres (Code: 2 acres); Use Not Permitted = Retail Car Sales, Display and Storage (Code: BC Zoning District).

Appeal #07-146: Requesting to renovate the existing structure and parking lot and to construct a rear addition for proposed carry-out restaurant with outdoor dining and 2 bocce ball courts, in a Local Business (BA) district property located at 5082 Chase. Existing Non-Conformities: Deficient front, side yard, ROW, and landscape setbacks, off-street parking, loading space, number of plantings, and access/drive aisle width. Nature of request: Alter a Non-Conforming Structure = Rear addition for expanded kitchen; Off-Street Parking = 20 spaces (Code: 31); Access Drive/Aisle Width = 22' (Code: 24'); Outdoor Activities = Outdoor dining and 2 bocce courts; Front Yard Screening for Parking = Decorative fence & landscaping (Code: Landscaped berm); Parking Setback = 19'-8" at Chase (Code: 25').

Appeal #07-149: Requesting to displace 9 parking spaces for outdoor retail sales and storage, in a Local Business (BA) district property located at 7431-7521 Wyoming (Eastborn Fruit Market). Existing Non-Conformities: ZBA #05-187 granted a use variance, 64 off-street parking spaces (67 required), reduced landscaping and plantings, 1' rear setback, and non-continuous obscuring wall. Nature of request: Off-street Parking = 58 spaces (Code: 64); Outdoors Sales and Storage = Displacing 9 parking spaces.

Appeal #07-151: Requesting to occupy an existing physical therapy center for use as a rehabilitation center and wholesale storage, in a Community Business (BB) district property located at 6700 Wyoming. Existing Non-Conformities: Off-street parking 15 spaces (9 acceptable), Loading space. Nature of request: Use not permitted = Warehouse (Code: Industrial Districts).

Appeal #07-152: Requesting to replace an existing bakery and build new 1-story, 3,000 square foot building for retail use, in a Community Business (BB) district property located at 13033-41 Warren. Nature of request: Dumpster Location = Service access blocked by parking spaces; Off-Street Parking = 10 spaces (Code: 16); Loading Space = Use public alley; Landscaping Adjacent to Road = 3.5' along Reuter (Code: 10'); Landscaping Adjacent to Road = 5' along Warren (Code: 10'); Number of Plantings = 0 trees/Warren; 2 trees/Reuter (Code: 2 Warren; 3 Reuter); Side Yard Setback = 6'3" (Code: 7').

Appeal #07-156: Requesting build a detached wood frame shed on existing ratwalls of previous shed, in a General Business (BC) district property located at 4131 Maple. Nature of request: Rear Yard Setback = 2' (Code: 20').

Appeal #07-159 (Use Variance): Requesting to occupy an existing industrial building for the use of a dining hall, in a Medium Industrial (IB & IA) district property located at 6650 Chase. Nature of request: Dumpster Setback = 10' side; 0' rear (Code: 20'); Access Drive/Aisle Width = 20' to 30' (Code: 31'); Use not permitted = Dining Hall (Code: Commercial District).

Appeal #07-160: Requesting to construct a 1-story rear addition to an existing home, in a One-Family Residential (RA) district property located at 22725 Alexandrine. Nature of request: Accessory Location = 5' setback to pool (Code: 10'); Maximum Lot Coverage = 37% (Code: 35%).

Appeal #07-161: Requesting to enlarge and renovate an existing industrial structure for use as a community center (classrooms and prayer services), in a General Business (BC) district property located at 3900 Schaefer (Dearborn Community Center). Existing Non-Conformities: 40' front setback (Maple); 1' side setback (Leonard / Prospect); no ROW greenbelt (Leonard / Prospect); 6' greenbelt w/1 tree (Maple); 4.9% general landscaping coverage. Nature of request: Dumpster Setback = 3.5' (Code: 20'); Off-street Parking = 77 spaces (Code: 194); Landscaping Adjacent to ROW = 4.5' along Leonard (Code: 10'); Number of Plantings = 3 trees/22 shrubs on Leonard (Code: 5/32); Landscaping Requirement = 8.9% overall (Code: 10%); Minimum Site Area = 1.15 acres (Code: 5 acres); Minimum Lot Width = 129' 11" (Code: 200'); Parking Setback = 4.5' north; 0' south and east (Code: 15'); Frontage and Access = Maple frontage; Leonard and Prospect access (Code: Major thoroughfare).

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.