

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, August 23, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #07-142 (Use Variance): Requesting to build-out a 2nd floor tenant space (1143 sq.ft.) for use as a sleep lab, in a Community Business (BB) district property located at 13201 Warren (2-Story Retail/Office Center). Existing Non-Conformities: Dumpster location, off-street parking, parking setback, access drive, landscaping, obscuring wall, and outdoor dining. Nature of request: Off-Street Parking = 4 spaces (Code: 7); Use Not Permitted = Overnight patient lodging.

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 setback; no loading area. Nature of request: 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 #07-149: 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: Off-street parking spaces; landscaping; rear setback; and obscuring wall. Nature of request: Off-street Parking = 58 spaces (Code: 64); Outdoors Sales and Storage = Displacing 9 parking spaces.

Appeal #07-150: Requesting to construct a partial second story addition (for storage) to an existing commercial building, in a Community Business (BB) district property located at 5141 Schaefer (Dearborn Craft Market). Existing Non-Conformities: Lot coverage; off-street parking. Nature of request: Off-Street Parking = 22 spaces (Code: 61).

Appeal #07-154: Requesting to construct a circular driveway in the front yard of an existing residence, in a One-Family Residential (RA) district property located at 21730 Edna. Nature of request: Circle Drive in Front Yard = Circle drive in front yard (Code: Not permitted).

Appeal #07-157: Requesting to remove the existing garage and foundation and build a new garage on the current non-conforming location, in a One-Family Residential (RA) district property located at 415 Melborn S. Existing Non-Conformities: Side yard setback (garage 2', home 3'). Nature of request: Garage Side yard setback = 2' (Code: 3').

Tabled Appeal #07-160: Requesting to construct a 1-story addition and large porch on the front and a 1-story addition and deck to the rear of an existing home with in-ground pool, in a One-Family Residential (RA) district property located at 22725 Alexandrine. Existing Non-Conformities: Side yard setback (3' west); combined side yard setback (11.5'). Nature of request: Accessory Location = 5' setback to pool (Code: 10'); Combined Side Yard Setback = 8' (Code: 18'); Maximum Lot Coverage = 40% (Code: 35%).

Tabled Appeal #07-161: Requesting to enlarge and renovate an existing industrial structure for use as a community center/mosque (classrooms and prayer services), in a General Business (BC) district property 3900 Schaefer (Dearborn Community Center). Existing Non-Conformities: Front setback; side setback; landscaping. Nature of request: Dumpster Setback = 3.5' (Code: 20'); Off-street Parking = 77 spaces (Code: 160); 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).

Appeal #07-162: Requesting to build a 22.5' x 24' shed on a pre-existing slab with footings, in a One-Family Residential (RA) district property located at 6150 Neckel. Nature of request: Shed Size = 22.5' w x 24' d x 12'11" h (Code: 10'x10'x10').

Appeal #07-163: Requesting to build a 14'4" x 24'6" side yard addition on the east side of the existing home, in a One-Family Residential (RA) district property located at 23311 Notre Dame. Nature of request: Combined Side Yard Setbacks = 15.4' (Code: 20').

Appeal #07-167: Requesting to build a single story shopping center on existing commercial property, in a Community Business (BB) district property located at 5838-5946 Schaefer. Nature of request: Off-Street Parking = 68 spaces (Code: 86 spaces); Loading Space = None (Code: 1 space).

Appeal #07-168: Requesting to construct a 20' x 20' detached garage on existing concrete foundation, in a One-Family Residential (RA) district property located at 5421 Mead. Nature of request: Distance from Garage to Principal Structure = Right bay not accessible for parking; Maximum Lot Coverage = 41% (Code: 35%).

Appeal #07-172: Requesting to renovate and occupy an existing commercial structure for use as an orthodontics office, in a Local Business (BA) district property located at 2211 Monroe (formerly "Needle Arts"). Existing Non-Conformities: Front yard setback, rear yard setback, obscuring wall. Nature of Off-Street Parking = 11 spaces (Code: 14); Parking Setback = 10' from residential (Code: 20').

Appeal #07-173 (Use Variance): Requesting to allow the previously approved day care facility addition to be used as a kindergarten facility, in a Community Business (BB) district property located at 12720 Ford Rd. (Children's Garden Development Center). Nature of request: Use Not Permitted = Private Kindergarten (Code: Residential District).

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.