

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, October 25, 2007 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #04-215R: Requesting review of a previously granted appeal based on reports of violations of the conditions and representations upon which the approval was based, in a General Business (BC) district property located at 4335-4337 Maple (Lebanese American Heritage Club). Nature of request: Off-street parking = 16 spaces (Code: 63).

Tabled Appeal #07-135: Requesting to occupy an existing 2 story building with a carry-out restaurant and outdoor seating on the first floor and an office use on the second floor, in a Local Business (BA) district property located at 14339-41 Ford Road. Existing Non-Conformities: Obscuring wall, Parking location, Loading space. Nature of request: Off-Street Parking = 14 spaces (Code: 15); Outdoor Dining = 572 sq.ft. dining patio.

Tabled Appeal #07-178: Requesting to construct a 1 story commercial type building for retail/office use, in a Community Business (BB) district property located at Schaefer (southwest corner of Schaefer and Henson, Lots 1-3). Nature of request: Off-Street Parking = 13 spaces (Code: 14); Parking Setback = 9' (Code: 20' from residential); Parking Setback = 14' (Code: 20' from curb); Loading Space = None; Obscuring Wall = None.

Appeal #07-179: Requesting to close off an existing garage access from the alley and construct a garage door and driveway providing access from the public street in front of the house, in a One-Family Residential (RA) district property located at 4650 Helen. Existing Non-Conformities: Front setback; rear garage setback. Nature of request: Driveway width = 7' 4" (Code: 8').

Appeal #07-180: Requesting to construct a new Benihana Restaurant and demolish the existing restaurant, in a General Business (BC) district property located at 18601 Hubbard Dr (Benihana). Existing Non-Conformities: Off-street parking. Nature of request: Off-Street Parking = 99 spaces (Code: 183).

Appeal #07-181 (Use Variance): Requesting to locate a 100 foot tall pole for wireless antennas (disguised as a flag pole) and supporting ground equipment in the existing service yard at Whitmore-Bolles Elementary School, in a One-Family Residential (RA) district property located at 21501 Whitmore (Whitmore Bolles Elementary). Nature of request: Height = 100' (Code: Max. 45'); Use not permitted = Wireless facility disguised as flag pole.

Appeal #07-182: Requesting to replace existing 16.2' x 22' 1-car garage with a 21.9' x 32' 3-car garage, in a One-Family Residential (RA) district property located at 1338 Nowlin. Nature of request: Garage height = 17' (Code: Max. 14').

Appeal #07-183: Requesting to renovate a dilapidated industrial building into an office building, in a Community Business (BB) district property located at 6063 Schaefer (CUDA Office Building). Nature of request: Parking setback = 9' (Code: 20' from residential).

Appeal #07-184 (Use Variance): Requesting to demolish an existing building and construct a new commercial building for use as a retail, carryout restaurant and chicken processing facility, in a Community Business (BB) district property located at 15038 Warren (Poultry Express). Nature of request: Off-street parking = 19 spaces (Code: 34); Parking setback = 16' (Code: 20' from curb); Parking setback = 10' (Code: 20' from residential); Loading space = None; Obscuring wall = None (Code:

Abutting residential); Use not permitted = Chicken processing (Code: I-C or I-D district).

Appeal #07-185: Requesting to construct a 5'x 14' deck style front porch on the house, in a One-Family Residential (RA) district property located at 21556 Francis. Nature of request: Compatibility review required = Deck style front porch; Permitted projections into yards = 5'x14' deck style front porch (Code: Decks only permitted in rear yard).

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.