

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Wednesday, November 28, 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).

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.

Tabled 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 = 16' (Code: Max. 14').

Appeal #07-184 (Use Variance): Requesting to demolish an existing building and construct a new commercial building for use as a retail, restaurant, carryout and chicken processing facility, in a Community Business (BB) district property located at 15038 Warren (Express Poultry). 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 #07-186: Requesting to demolish the existing Saks Department Store and build (3) restaurant pads and a new entrance at the Fairlane Towncenter Mall, in a General Business (BC) district property located 18900 Michigan (Fairlane Town Center). Nature of request: Development Standards/Required Conditions = 3 Dining patios (total 2,685 s.f.).

Appeal #07-187: Requesting to renovate an existing building for use as a soft-serve ice cream store, in a Local Business (BA) district property located at 2315 Monroe (2305 Monroe). Nature of request: Off-Street Parking = 2 spaces (Code: 10).

Appeal #07-188: Requesting to expand a garage from 400 sq. ft. to 600 sq. ft. by adding 10' x 20' addition, in a One-Family Residential (RA) district property located at 24900 Emerson. Nature of request: Compatibility Review = Attached garage in rear setback; Rear Yard Setback = 3.5' (Code: 16').

Appeal #07-189: Requesting to retain a covered patio built without permits or variances, in a One-Family Residential (RA) district property located at 7835 Steadman. Nature of request: Setback from garage = 5' (Code: 10'); Maximum Lot Coverage = 40% (Code: 35%); Side yard setback = 1' (Code: 3').

Appeal #07-190: Requesting to demolish an existing 18.1' x 20.2 car garage and build a 20' x 20' 2-car garage, in a One-Family Residential (RA) district property located at 6340 Mead. Existing Non-Conformities: Garage setback, lot coverage 36%, pavement coverage 36%. Nature of request: Lot coverage = 37% (Code: Max. 35%).

Appeal #07-192: Requesting to renovate and 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 Rd. Existing Non-Conformities: Obscuring wall, Parking location, Loading space Nature of request: Off-Street Parking = 14 spaces (Code: 15); Outdoor Dining = 573 s.f.

Appeal #07-193 (Use Variance): Requesting to collocate antennas on existing chimney and place electronic equipment cabinets for a wireless communication facility, in a One-Family Residential (RA) district property located at 20601 Rotunda Drive (Edsel Ford High School). Nature of request: Height = 90.5' (Code: Max. 45'); Use not permitted = Wireless antennas & support equipment.

Appeal #07-194: Requesting to install signs with internally illuminated channel letters with plastic faces, in a Downtown Business (BD) district property located at 21531 Michigan Ave (Jack Demmer Lincoln Mercury). Nature of request: Signs = Internally illuminated letters (Code: Halo illuminated letters).

Appeal #07-195: Requesting to construct a new 2 story home with walk out basement, in a One-Family Residential (RA) district property located at 901 S. Highland. Nature of request: Height = 32.8' (Code: Max. 30'); Compatibility Review = Height.

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.