

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, January 24, 2008 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #07-145: Requesting to occupy an existing commercial building for retail sale of new automobiles, in a General Business (BC) district property located at 14651 Michigan (formerly Donut World). Existing Non-Conformities: Parking setback (12' from Michigan, 10' from Charles); no loading area. Nature of request: Driveway Setback to Intersection = 25' from Michigan/ Charles (Code: 60'); Minimum Lot Area = .28 acres (Code: 2 acres).

Tabled 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 #07-189: 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 #08-100: Requesting to construct a circular driveway in the front yard of a single family home, in a One-Family Residential (RA) district property located at 301 Golfcrest. Nature of request: Compatibility Review; Circular Drive in Front Yard.

Appeal #08-101: Requesting to renovate and occupy a vacant tenant space as a carry-out restaurant, in a Community Business (BB) district property located at 13201 W. Warren (Dearborn Crossings). Nature of request: Off-Street Parking = 4 spaces (Code: 10).

Appeal #08-102: Requesting to renovate an existing building, providing retail space on the first floor and an apartment on the second floor, in a Community Business (BB) district property located at 10368 W. Warren. Existing Non-Conformities: Apartment use on the second floor; no loading space. Nature of request: Off-Street Parking = 3 spaces (Code: 17).

Appeal #08-104: Requesting to expand an existing carry-out restaurant into an adjacent tenant space to provide standard restaurant service, in a Community Business (BB) district property located at 14246-14252 W Warren. Nature of request: Off-Street parking = 50 spaces (Code: 63).

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.