

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, February 21, 2008 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Tabled Appeal #07-177: Requesting to occupy an existing building as a wholesale bakery, in a Light Industrial (IA) district property located at 8826 Brandt. Existing Non-Conformities: Lot coverage; front setback; side setback; rear setback; parking setback from residential district; landscaping; obscuring wall. Nature of request: Off-street parking = 6 spaces (Code: 9); Parking setback = 11' (Code: 20' from residential); Parking access = 1 space backs onto Brandt (Code: Backing onto street prohibited).

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 #08-105: Requesting to add a taller peaked roof to a new home, in a One-Family Residential (RA) district property located at 620 Crescent Dr. Nature of request: Compatibility Review; Height = 31.5' (Code: Max. 30').

Appeal #08-106: Requesting to build a new Bob Evans Restaurant then tear down the old restaurant once construction is near completion, in a Community Business (BB)/Medium Industrial (IB) district property located at 23729 Michigan (Bob Evans Restaurant). Nature of request: Off-Street Parking = 91 spaces (Code: 109).

Appeal #08-108: Requesting to construct a new commercial building for retail use, in a General Business (BC) district property located at 6016 Chase. Nature of request: Parking setback = 9' (Code: 20' from residential); Parking setback = 18' (Code: 20' from the curb); Loading space = None.

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.