

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, March 27, 2008 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #07-175: Requesting to operate the existing car wash with the addition of storage/display of new vehicles for sale in place of some car wash vehicle stacking spaces, in a General Business (BC & VP) district property located at 14851 Michigan Ave (Dearborn Auto Wash). Existing Non-Conformities: Setbacks, landscaping, parking. Nature of request: Off-street parking = 9 stacking spaces (Code: 35 stacking spaces); Parking setback = 14' from Woodworth (Code: 20' from curb); Parking setback = 13' from Michigan (Code: 20' from curb); Access aisle width = 15' (Code: 20'); Minimum lot area = 0.37 ac. (Code: 2 ac.).

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 at the existing corner 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 #08-107: Requesting to place a mobile MRI unit on the site for diagnostic use, in a Business Office (OS) district property located at 1711 Monroe (Affiliated Medical of Dearborn). Existing Non-Conformities: lot coverage, obscuring wall. Nature of request: Outside storage of equipment = Mobile MRI unit.

Appeal #08-111: Requesting to convert an existing 25' x 60' billboard to 20' x 60', south face to be upgraded to a LED display, in a Community Business (BB) district property located at 6151 Mercury Dr. Existing Non-Conformities: use, height. Nature of request: Alter a Non-Conforming Structure = convert existing billboard to LED display.

Appeal #08-112: Requesting to remodel a bakery as a light auto repair shop, in a Community Business (BB & VP) district property located at 15301 Tireman (Noor's Bakery). Existing Non-Conformities: obscuring wall, dumpster enclosure location, loading space. Nature of request: Minimum distance between auto service uses = 100' (Code: 500').

Appeal #08-113: Requesting to construct a prefabricated 6' x 8' shed, in a One-Family Residential (RA) district property located at 260 S. Highland. Existing Non-Conformities: rear & front setbacks. Nature of request: Detached accessory building location = Side yard.

Appeal #08-115: Requesting to occupy the existing building as a travel agency, in a Community Business (BB) district property located at 5725 Schaefer. Existing Non-Conformities: lot coverage. Nature of request: Off-street parking = 5 spaces (Code: 12).

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.