

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

Tabled Appeal #07-189: 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 #08-118: Requesting to expand a covered front porch across the front of the house, in a One-Family Residential (RA) district property located at 7034 Coleman. Nature of request: Residential compatibility; Maximum lot coverage = 37.3% (Code: 35%).

Appeal #08-119: Requesting to expand a covered front porch across the front of the house and add a 6' x 8' deck to the rear, in a One-Family Residential (RA) district property located at 6833 Yinger. Nature of request: Residential compatibility; Maximum lot coverage = 36.8% (Code: 35%).

Appeal #08-120 (Use Variance): Requesting to remove existing light pole and construct stealth unipole/light pole. Locate lights at existing height and collocate antennas at 117' along with electronic equipment cabinets within a fenced compound for a wireless communication facility, in a One-Family Residential (RA) district property located at 13800 Ford Rd (Fordson High School). Nature of request: Exemptions to Height Standard= 120' (Code: Max. 45'); Use not permitted = Wireless communications tower.

Appeal #08-121: Requesting to relocate the existing porch stairs from the side of the porch to the front of the porch and add a front walk, in a One-Family Residential (RA) district property located at 5473 Kendal. Nature of request: Maximum pavement Coverage = 26.4% (Code: 25%);

Appeal #08-122: Requesting to expand the ACCESS facility from 13,400 sq. ft. to 32,079 sq. ft. The addition will include a gymnasium, classrooms, and offices. The proposed parking lot is to be expanded onto the adjacent City property via a lease agreement and the construction of additional on-street parking on Saulino Ct. & Lowery St. is also proposed, in a One-Family Residential (RA & OS) district property located at 2651 Saulino Court (ACCESS). Nature of request: Off-street parking = 61 spaces (Code: 154); Site access = Access from Lowrey (Code: Access from major thoroughfare); Minimum Front Setback = 14'8" on Saulino Ct. (Code: 25').

Appeal #08-123: Requesting to construct parking pad, driveway, and walkway for the existing house, in a One-Family Residential (RA) district property located at 6827 Steadman. Nature of request: Driveway width = 7' (Code: 8'); Maximum pavement coverage = 39% (Code: 25%).

Appeal #08-124: Requesting to construct a 20' x 20' parking pad for an existing 2-family unit, in a One-Family Residential (RA) district property located at 6831 Steadman. Existing Non-Conformities: Off-street parking (existing 1/ required 4). Nature of request: Alteration to decrease nonconformity = 2 parking spaces (Code: 4); Maximum pavement coverage = 37.2% (Code: 25%).

Appeal #08-125: Requesting to build a restaurant & coffee shop, in a Community Business (BB) district property located at 5959 Schaefer. Nature of request: Off-Street Parking = 23 spaces (Code: 35); Parking Setback = 9' (Code: 20' from residential); Parking setback = 14.5' (Code: 20' from curb); Loading Space = None (Code: Adequate based on delivery vehicles); Obscuring Wall = None (Code: Adjacent to residential).

Appeal #08-126: Requesting to occupy an existing industrial building with a light manufacturing use, in a Medium Industrial (IB) district property located at 25205-25241 Trowbridge. Existing Non-Conformities: Setbacks, lot coverage. Nature of request: Off-Street Parking = 18 spaces (Code: 29); Parking dimensions = 9' x 15' (Code: 9' x 20'); Parking access = Parking backing onto a street (Code: Not permitted).

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.