

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, June 26, 2008 at 5:30 p.m. in the City Council Chambers (13615 Michigan Avenue) for the purpose of considering the following appeals.

Appeal #08-110: Requesting to construct a 173 sq.ft. canopy over a walkout basement's exit and rear entrance area, in a One-Family Residential (RA) district property located at 6422 Steadman. Nature of request: Rear setback = 9' (Code: 10'); Lot coverage = 2,772 s.f. (41.2%) (Code: 38.5% per ZBA#98-259).

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 = 25 spaces (Code: 35); Parking Setback = 9' (Code: 20' from residential); Parking setback = 14.5' (Code: 20' from curb); Loading Space = None; Obscuring Wall = None (Code: Adjacent to residential).

Appeal #08-129: Requesting to construct a 4 story, 96 unit senior independent living apartment building, in a General Business (BC & BD) district property located at 4480 Calhoun (Dearborn Town Center (former Montgomery Wards site)). Nature of request: Off-street parking = 30 spaces (+spaces in new deck) (Code: 112); Lot Coverage = 67% (Code: Max. 30%); Front Setback = 34' (Code: 50' from Calhoun centerline); Rear Setback = 14' (5'+1/2 alley) (Code: 20'); Approval period = 24 months (Code: 12 months).

Appeal #08-130: Requesting to construct a large multi-level parking structure, in a General Business (BC & BD) district property located at 13550 Osborn (Dearborn Town Center (former Montgomery Wards site)). Nature of request: Building Height = 6 levels/61'3" (Code: 4 stories/50'); Front Setback = 34' (Code: 50' from centerline of Osborn); Lot Coverage = 83.2% (Code: Max. 50%); Rear Setback = 13' (Code: 20').

Appeal #08-131: Requesting to construct a 2 story / 24,938 sq. ft. retail/office building, in a General Business (BC & BD) district property located at 4480 Schaefer (Dearborn Town Center (former Montgomery Wards site)). Nature of request: Off-street parking = 0 spaces (+spaces in new deck) (Code: 49); Loading space = None (one 10'x50' space on new deck lot) (Code: One on-site 10' x 50' space); Landscaping adjacent to R.O.W. = None (Code: 10' greenbelt along Schaefer); Front Setback = 46' (Code: 50' from Schaefer centerline); Lot Coverage = 74% (Code: Max. 50%); Rear Setback = 0' (Code: 20').

Appeal #08-132: Requesting to construct a 3 story, 166,107 sq. ft. medical office building, in a General Business (BC & BD) district property located at 13551 Michigan Ave (Dearborn Town Center (former Montgomery Wards site)). Nature of request: Off-street parking = 14 spaces (+ spaces in new deck) (Code: 514); General site landscaping = 5% (Code: 6%); Landscaping adjacent to R.O.W. = None (Code: 10' greenbelt along Michigan); Landscaping adjacent to R.O.W. = None (Code: 10' greenbelt along Schaefer); Outside storage/use of equipment = Mobile MRI unit; Front Setback = 5' (Code: 10' from Michigan R.O.W.); Front Setback = 43' (Code: 50' from Schaefer centerline); Lot Coverage = 58.8% (Code: Max. 50%).

Appeal #08-137: Requesting to construct a 8,066 strip commercial center with parking, loading and dumpster located on property across the alley 73 feet to the east, in a General Business (BC & IB) district property located at 23955 Michigan. Nature of request: Timing of Construction = Parking, loading & dumpster on nearby lot; Loading space = Additional parking in place of loading zone (Code: 1 space (10'x50')); Rear setback = 10' (1' + 1/2 alley) (Code: 20').

Appeal #08-138: Requesting to construct a 9,443 sq. ft. / 2 story addition to the west wing of the existing child care center to add kindergarten classrooms and to place a temporary storage container on the site, in a Community Business (BB) district property located at 12720 Ford (Children's Garden Development Center). Nature of request: Dumpster location = Interferes with entry/access; Alter a non-conforming structure = 2-story addition; Off-street parking = 62 spaces (Code: 84); Access drive/aisle width = 14 feet one-way (Code: 31 feet for truck routes); Loading space = 1 space (Code: 2); Outdoor play area = 8,792 s.f. (Code: 14,300 s.f.); Child care center side yard setback = 7.2' (Code: 25'); Use not permitted = Private kindergarten (Code: Residential district); Outdoor storage = 8'x40' temporary container in parking lot (Code: Not permitted); Rear yard setback = 9.88' (Code: 20'); Approval period = 2 years (Code: 1 year).

Appeal #08-139: Requesting to build a large addition to an existing home, in a One-Family Residential (RA) district property located at 23635 Sterling Place. Nature of request: Combined side setback = 17' 2" (Code: 19').

Appeal #08-140: Requesting review of a previously granted appeal (04-215R) 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 #08-143: Requesting to renovate an existing commercial building in a shopping center for use as a Coney Island restaurant, in a Community Business (BB) district property located at 5600-5700 Mercury Dr (Mercury Plaza Shopping Center). Nature of request: Off-street parking = 348 spaces (for entire shopping center) (Code: 401).

Appeal #08-144: Requesting to operate a group day care home with a maximum of 12 children and 4 employees, hours of operation will be from 7 a.m. to 6 p.m., in a One-Family Residential (RA) district property located at 5914 Steadman. Nature of request: Outdoor play area = 1620 sq.ft. (Code: Min. 2000 sq.ft.); Screening = 5' privacy fence (Code: Greenbelt of evergreens).

Appeal #08-145: Requesting to replace an existing deck with 2 story rear addition to the existing home, in a One-Family Residential (RA) district property located at 4726 Westland. Nature of request: Lot coverage = 40.9% (2645 s.f.) (Code: 35% (2263 s.f.)).

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.