

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, April 25, 2019 at 5:30 p.m. in the City Council Chambers (16901 Michigan Avenue) for the purpose of considering the following appeals.

Tabled Appeal #18-129: Requesting to have a storage yard for new passenger vehicles, in an Intensive Industrial (IC) district property located at 10455-10801 Ford Rd (vacant rear parcel). Nature of request: Parking and storage pavement = Asphalt millings (recycled asphalt) (Code: Concrete or asphalt).

Tabled Appeal #19-104: Requesting approval of white box general office, in a Local Business (BA) district property located at 2323 Monroe. Nature of request: Off-street parking = 4 spaces (Code: 8 spaces).

Appeal #19-105: Requesting to sell all accessory properties (parcels) across Gould and Schaefer, in a Community Business (BB & RA) district for property located at 7455 Calhoun (St Alphonsus Church). Nature of request: Off-street parking = 55 spaces on-site plus 86 spaces through a lease or easement agreement (Code: 242 Spaces).

Appeal #19-106: Requesting to expand an existing parking lot, in a Community Business (BB & RA) district property located at 7265 Calhoun (St Alphonsus former school and rectory). Nature of request: Greenbelt width along Calhoun = 7ft (Code: 10ft); Greenbelt width along Schaefer = 7ft (Code: 10ft).

Appeal #19-109: Requesting to amend the conditions of a previously granted variance in order to expand the hours of operation of an existing smoking lounge, in a Community Business (BB) district property located at 5121-5131 Schaefer (Romantica Lounge and Country Restaurant). Nature of request: On-site parking = 33 spaces (Code: 72 spaces); Vehicular access, restaurant = From an alley (Code: From a thoroughfare street); Vehicular access, smoking lounge = From an alley (Code: From a thoroughfare street).

Appeal #19-110: Requesting to add first- and second-floor additions to an existing house, in a One-Family Residential (RA) district property located at 327 Woodcrest Dr. Nature of request: Compatibility, neighborhood guidelines, house height = 26ft for a 1.5 story house (Code: 23ft); Projection into a required side yard by an arch = 56in (Code: 20in).

Appeal #19-111: Requesting to open a restaurant with outdoor seating, in a Community Business (BB) district property located at 6431 Miller. Nature of request: On-site parking = 19 spaces (Code: 25 spaces); Parking stall depth - angled spaces = 18ft (Code: 20ft); Parking stall depth - parallel space = 18ft (Code: 23ft); Width of greenbelt along Miller = 4ft 6in (Code 10ft); Trees and shrubs within greenbelt along Miller = 2 trees and 10 shrubs (Code: 3 trees and 16 shrubs).

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, 16901 Michigan, Suite 6, Dearborn, MI 48126; by email to dbreneau@ci.dearborn.mi.us; 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.