

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, June 20, 2019 at 5:30 p.m. in the City Council Chambers (16901 Michigan Avenue) for the purpose of considering the following appeals.

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 the Country Restaurant). Nature of request: On-site parking = 33 spaces (Code: 72 spaces); Vehicular access, restaurant = From an alley (Code: From a thoroughfare); Vehicular access, smoking lounge = From an alley (Code: From a thoroughfare).

Appeal #19-112: Requesting to modify a previously granted variance to allow for medical/dental offices, in a General Business (BC & BD) district property located at 13501-13519 Michigan. Nature of request: On-site parking = 9 spaces (Code: 46 spaces).

Appeal #19-113: Requesting to build a new gas station, in a Community Business (BB) district property located at 8955 Warren (BP Gas Station). Nature of request: Setback of vehicle area from Warren roadway = 14ft to 20ft (Code: 20ft); Setback of vehicle area from Wyoming roadway = 19ft (Code: 20ft); On-site parking = 20 spaces (Code: 34); Greenbelt width along Warren right-of-way = 0ft – 7.9ft (Code: 10ft); Greenbelt width along Wyoming right-of-way = 4.9ft (Code: 10ft); Distance between gas stations / vehicle servicing stations = None (Code: 500ft); Barrier between vehicle maneuvering area and public sidewalk = None (Code: 6-inch-high curb).

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 phone to 313-943-3692, 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. Reasonable advance notice is required.