

**ZONING BOARD OF APPEALS
CITY OF DEARBORN, MICHIGAN
NOTICE OF PUBLIC HEARING**

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing **on Thursday, November 21, 2024, at 5:30 p.m.** in the City Council Chambers, in the Dearborn Administrative Center, 16901 Michigan Avenue, one building west of the Henry Ford Centennial Library for the purpose of considering the appeals described below.

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@dearborn.gov; 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 or TDD 711. Reasonable advance notice is required.

1- CALL TO ORDER AND ROLL CALL

2- MINUTES:

Consideration of the approval of the October 24th, 2024, Zoning Board of Appeal meeting minutes.

3- NEW APPEALS

- Appeal #24-115: Consideration of a request from Haroun Fetteh on behalf of Kadygal Zandani for a variance to accommodate an addition to a house.
 - Increase the maximum permitted principle structure (dwelling) lot coverage from 1,634 sq ft (25.0%), to 1,707 sq ft (26.1%). (Section 29.02 footnote C)

The requested variance is for property located at **16021 Andover Dr** (Parcel # 82-10-191-02-001). The property is located west of Greenfield Road, north of Rotunda Dr (and Longmeadow), and is located within the RA (Single-Family Residential) zoning district.

- Appeal #24-116: Consideration of a request from Ahmad Charara on behalf of the Association for Spiritual Renewal for variances to accommodate a new parking lot.
 - Waive the required masonry screen wall along the north side of the property. (Section 25.03 A (9))
 - Reduce the required front yard setback from 25 ft. to 10 ft. along Westwood Street. (Section 25.03 A (10))

The requested variance is for property located at **3601-3625 Westwood, 3800-3850 Heritage Parkway** (vacant land, Parcels #82-09-293-27-086 through -090). The property is located east of Gully, and north of Dartmouth, next to the West Village Academy, and is located within the VP (Vehicular Parking) zoning district.

4- OTHER BUSINESS

5- ADJOURNMENT