

**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, October 24, 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](mailto:dbreneau@dearborn.gov); 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 711. Reasonable advance notice is required.*

**1- CALL TO ORDER AND ROLL CALL**

**2- MINUTES:**

Consideration of the approval of the October 3<sup>rd</sup>, 2024 Zoning Board of Appeal meeting minutes.

**3- NEW APPEALS**

- a) Appeal #24-113: Consideration of Ahmed Gelan, on behalf of Smart Town North LLC, to grant the following variance:
- Reduce the required number of parking spaces from 239 spaces to 196 spaces (Sec. 4.01 C (9)).

The requested variance is for a proposed Multiple-Family Residential Development at 15825, 15725 & 15625 Lundy Parkway (Parcel #s 82-09-123-01-013, 82-09-123-01-014, & 82-09-123-01-015). The (vacant) properties are located west of Greenfield Road and north of Ford Road, and are located within the Business C (General Business) zoning district.

- b) Appeal #24-114: Consideration of John & Susan Carone, to grant the following variances:
- Reduce the minimum required distance between a smoking lounge and a school from 700 ft to 400 ft. (Section 7.02 V 6 (b))
  - Waive the requirement for vehicular ingress and egress to be limited to thoroughfares having only business-zoned frontage (Section 7.02 V (2))
  - Reduce the required number of parking spaces for from 13 spaces to 10 (Section 4.01 C (9)).

The requested variances are for a proposed Smoking Lounge at 3419 S. Telegraph Road (Parcel #82-09-283-11-020). The property is located on the east side of Telegraph Road between Notre Dame and Penn Streets, and is located within the Business B (Community Business) zoning district.

**4- OTHER BUSINESS**

**5- ADJOURNMENT**