

City of Dearborn
Zoning Board of Appeals
Thursday, October 3, 2024
Minutes

Called to Order: 5:32 p.m.

Commissioners Present: Glen Green (Chair), Hassane Fadlallah (Secretary), Tim Muflihi, Mona Hammoud, Afan Bapacker.

Technical Advisors: David Breneau, Zoning Administrator; Massara Zwayen, Assistant Planning Manager; Bradley Mendelsohn, City Attorney.

Approval of Minutes. Motion by Commissioner Fadlallah, supported by Commissioner Hammoud that the minutes of the previous regular meeting of Thursday, July 25, 2024 are approved as recorded. Motion carried unanimously.

Appeal #24-111

From Paul Stanford, 21730 Michigan, Dearborn, MI requesting to expand a car storage lot. The property size being irregular, in a Medium Industrial (IB) zoning district at:

13350 Rotunda Dr

Breneau summarized his Staff report dated October 3, 2024. Factors to consider on the variance request: The existing car storage lot was approved in 2013 with the existing chain link fence. The required screen fence was waived due to safety concerns with vehicle inventory being hidden from public view. The property does not have the required landscaping along Rotunda Dr. The Rotunda Dr right-of-way has a substantial lawn along the applicant's property and neighboring properties. The proposal is to expand the storage facility of new and good condition used vehicles; the 2013 Staff report commented the nature of the outdoor storage is not objectionable. Staff recommends approval of this request, continuing the same condition as is existing.

Applicant's architect said they are seeking a continuation of the existing variance and they will replace the existing fence with a new fence; the fence has been a means of security in response to vandalism, no new asphalt or grading is required, just striping, as for the landscaping there is a substantial amount of greenbelt within the Rotunda Dr right-of way, the property is kept clean.

George Brown, corporate manager for Les Stanford, one of the reasons this location was chosen was for ease of unloading vehicles on the property versus parking the trailers in Michigan Avenue and unloading there; they need the fence because vandals were stealing from the cars, and they also have cameras to monitor the property, and they are adding cameras on poles.

Hammoud asked if they are extending the property to gain more parking spaces.

Brown said they have had storage lots in various part of town and are trying to consolidate.

Fadlallah asked how many spaces they are adding.

Brown said 67 cars and they want to park the cars more uniformly, and they have also acquired another property along Rotunda.

Green said the open chain link helps with the security; he noted the existing variance condition and asked if the applicant would be adverse to a condition to maintain the pavement.

Mendelsohn said maintaining the pavement is required by the code.

Public comment: None

External correspondence: None

RESOLUTION. Motion by Commissioner Fadlallah, supported by Commissioner Bapacker, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to APPROVE WITH CONDITIONS, the variances detailed below:

5.02 (B 1 and 2) Landscape requirements along Rotunda Dr. Zoning requirement: 10ft wide belt with 18 shade trees, 107 shrubs. Plan to provide: None is APPROVED WITH CONDITIONS (DZO 32.05, F.1. D, E, M).

19.03 ((A3)) Screening of outdoor storage. Zoning requirement: Screening wall or fence. Plan to provide: Chain-link fence is APPROVED WITH CONDITIONS (DZO 32.05, F.1. D, E, M).

Approval of this appeal is CONDITIONED as follows: 1) Outdoor storage shall be restricted to new and good condition used vehicles.

This motion is conditioned on the petitioner's continuous compliance with all applicable ordinances, codes, laws and statutes; and, the petitioner must perform all work under plans, permits and final inspections approved by the City of Dearborn.

Motion carried unanimously.

Appeal #24-112

From Abdulmalek Muhana, al-Malik Barbershop, 5657 Schaefer, Dearborn, MI requesting to open a barber shop. The property size being 35' x 122.5', in a Community Business (BB) zoning district at:

5657 Schaefer

Breneau summarized his Staff report dated October 3, 2024. Factors to consider on the variance request: The 1,458sf building has 6 striped parking spaces, which was legal nonconforming for the previous driving school use. The applicant is proposing to open a barber shop, which increases the required parking by 2 spaces, making the parking more

nonconforming than before with a deficiency of 3. Schaefer has a time-limited on-street parking lane from Ford Rd to the south to Alber the north. Staff supports this request.

Green asked if one of the applicant's parking spaces is handicapped.

Breneau said yes.

Applicant said he will not take walk-ins, only by appointment, and he will only have two chairs.

Green asked how many barbers?

Applicant said two.

Fadlallah said with these limitations the flow of traffic will be less.

Green asked if they regulate the parking by the number of chairs.

Breneau said it is by square footage; it used to be by chairs, but then they switched it to square foot, otherwise, if he adds a chair, then he would be coming back for another variance, so it makes it easier in the long run for businesses to do interior renovations.

Green said for the business if he has 4 chairs he needs more parking than if he just has 1 chair; however, barber shops tend to be self-limiting: if the wait is too long people just don't go there, so if the parking lot is full people just go elsewhere; here the street parking is probably readily available, he may have walk-in business and it is by appointment, the time limits on the sign should be easily avoidable; an appointment would likely not be more than 45 minutes, so there should be no issue with people getting ticketed or other parking issues.

Applicant said an appointment would not be more than 30 minutes.

Bapacker said there are other barbers along Schaefer with a similar issues, but there are no problems.

Hammoud asked how many people will be present at one time?

Applicant said he does not know.

Green said it will not be like a doctor's office.

Fadlallah asked if they are seeking approval for two chairs.

Breneau said the floor plan shows two chairs, but we review building size, which allows for future flexibility.

Zwayen said Staff calculates the parking requirement at 6 spaces per 1,000sf of gross floor area.

Breneau said he would have to add to the building to be required to seek another variance.

Zwayen said he can have more chairs within the existing floor space.

Public comment: None

External correspondence: None

RESOLUTION. Motion by Commissioner Fadlallah, supported by Commissioner Muflihi, for the reasons and subject to the facts, representations and stipulations stated on the record

during the public hearing, to APPROVE the variances detailed below:

4.01 (C9) Off-street parking. Zoning requirement: 9 spaces. Plan to provide: 6 spaces is APPROVED (DZO 32.05, F.1. D, G).

This motion is conditioned on the petitioner's continuous compliance with all applicable ordinances, codes, laws and statutes; and, the petitioner must perform all work under plans, permits and final inspections approved by the City of Dearborn.

Motion carried unanimously.

Meeting Adjourned: 7:05 p.m.