

**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, February 27<sup>th</sup> 2025, 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 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 January 23<sup>rd</sup> 2025 Zoning Board of Appeals meeting minutes.

**3- NEW APPEALS**

- **Appeal #25-103:** Consideration of a request of Michael Rea, on behalf of Kean Street LLC, for a variance to accommodate a restaurant with drive-through service at 23955 Michigan Avenue (Parcel# 82-09-213-03-017). The property is located at the southeast corner of Michigan Avenue and Telegraph Road and is located within the BC (General Business) zoning district. The requested variance is as follows:
  - Reduce the required number of off-street parking spaces from 47 spaces to 46 spaces (Section 4.01 C9).
  
- **Appeal #25-104:** Consideration of a request of Ali Cheaito, on behalf of AHC Investments LLC, for variances to accommodate constructing an addition to the existing commercial plaza at 7518 Wyoming Avenue (Parcel# 82-10-043-51-032). The property is located on the east side of Wyoming Avenue, north of Warren Avenue, on the south side of Diversey Street, and is located within the BA (Local Business) zoning district. The requested variances are as follows:
  - Increase the permitted building lot coverage from 30% to 33% (Section 29.02).
  - Reduce the required number of off-street parking spaces from 51 spaces to 39 spaces (Section 4.01 C9).
  
- **Appeal #25-105:** Consideration of a request of Hassan Dabaja for a variance to accommodate construction of a new retail building at 15323-15337 Warren (Parcels# 82-10-071-02-028 and 82-10-071-02-029). The property is located on the south side of Warren Avenue, west of Greenfield Road between Yinger and Coleman Streets and is located within the BB (Community Business) zoning district. The requested variance is as follows:
  - Reduce the required number of off-street parking spaces from 25 spaces to 20 spaces (Section 4.01 C9).

**4- OTHER BUSINESS**

- Election of Zoning Board of Appeals Officers for the 2025 term.

**5- ADJOURNMENT**