

**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, May 22nd 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.

- **CALL TO ORDER AND ROLL CALL**

- **MINUTES:**

Consideration of the approval of the April 24th 2025 Zoning Board of Appeals meeting minutes.

- **NEW APPEALS**

- **Appeal #25-109:** Consideration of a request of Aymen Taleb, for a variance to accommodate a circular driveway at 1911 Beaver Street (Parcel # 82-09-162-11-006). The project is located on the west side of Beaver Street, south of Ford Road, east of Outer Drive, between Watsonia and Doxtator Streets, and is located within the RA (One Family Residential) zoning district. The requested variance is as follows:
 - Reduce the required minimum front yard depth to allow for a circular driveway from 35 ft to 27 ft 7 in (Section 2.05).
- **Appeal #25-110:** Consideration of a request of Mohamad Farhat, on behalf of Farhat Real Property LLC, for variances to accommodate new construction of a 2-story mixed-use building with first-floor retail and second-floor event space at 21903 – 21919 Michigan Avenue, and 21900 Newman Street (Parcels # 82-09-223-05-006, 82-09-223-05-007, 82-09-223-05-008). The property is located at the southwest corner of Michigan Avenue and Oakwood Boulevard, and is located within the WD-UG (West Downtown Form Based Code - Urban General, Required Storefront) zoning district. The requested variances are as follows:
 - Reduce the required Urban General frontage build-to along Oakwood Blvd from 85% to 51%. (Sec. 27.04 A)
 - Reduce the required Urban General build-to/ Dooryard along Oakwood Blvd from 10 ft to 0 ft. (Sec. 27.04 A)
 - Reduce the required parking setback along Oakwood Blvd from 30 ft to 8 ft. (Sec. 27.04 A)
 - Waive the required one functioning entrance along the Oakwood Blvd ground floor façade at intervals not greater than 50 feet. (Sec. 27.03 C 1d)
 - Waive the required minimum of one functional entrance every full 25 feet of required storefront frontages along Michigan Avenue and Oakwood Boulevard. (sec. 27.04 B b iv)

- ADJOURNMENT