

**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, July 24th 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 May 22nd 2025 Zoning Board of Appeals meeting minutes.

- **NEW APPEALS**

- **Appeal #25-111:** Consideration of a request of Kamal Meroueh, for a variance to accommodate a retail plaza housing a restaurant with drive-through service at 14401 and 14411 Ford Road (currently vacant land) and 5540 Kenilworth Street (Parcel #s 82-10-182-03-039, 82-10-182-03-001, 82-10-182-03-002). The project is located on the south side of Ford Road east of Chase Road, west of Schaefer Road, between Kenilworth and Argyle Streets, and is located within the (BB) Community Business and (VP) Vehicular Parking zoning districts. The requested variance is as follows:
 - Reduce the minimum distance requirement between a drive-through restaurant and a school from 700 ft. to 638 ft. (Section 7.02 E (6)).
- **Appeal #25-112:** Consideration of a request of Wassim Mahfouz, on behalf of LAHC, for variances to accommodate an addition to an existing office building at 5275 Kenilworth Street (Parcel # 82-10-182-11-030). The property is located on the west side of Kenilworth Street, south of Ford Road, east of Chase Road, west of Schaefer Road, on the south side of Ruby Avenue, and is located within the RA (Single-Family Residential) zoning district. The requested variances are as follows:
 - Expand the existing use variance that allows offices for a non-profit community organization in the RA (Single-Family Residential) Zoning District.
 - Waive the required minimum side and front yard setbacks requirements.
 - Increase the maximum permitted building lot coverage from 30% to 45% (Section 29.02).
 - Waive the landscape requirements along the Ruby Avenue and Kenilworth Street rights-of-way (Sec. 5.03 D (2)).
 - Reduce the minimum required number of parking spaces from 66 spaces to 36 spaces (Section 4.01 C9).

- **Appeal #25-113:** Consideration of a request of Wassim Beydoun, on behalf of W B Development, for a variance to accommodate a building addition for a carry-out restaurant within an existing gas station at 25351 Ford Road (Parcel # 82-09-171-26-001). The property is located on the southeast corner of Ford and Gulley Roads, and is located within the (BB) Community Business zoning district. The requested variance is as follows:
 - Reduce the required number of parking spaces from 21 spaces to 17 spaces. (Section 4.01 C (9)).
- **ADJOURNMENT**