

**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, August 28<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.

- CALL TO ORDER AND ROLL CALL
- **MINUTES:**  
Consideration of the approval of the July 24<sup>th</sup> 2025 Zoning Board of Appeals meeting minutes.
- **NEW APPEALS**
  - **Appeal #25-114:** Consideration of a request of Abdul Beydoun, on behalf of Wayne Rentals and Development LLC, for variances to accommodate the reconstruction of an existing gas station with a retail store at **100 North Telegraph Road** (Parcel # 82-09-163-30-003). The project is located on the northeast corner of North Telegraph Road and Cherry Hill Avenue, north of Michigan Avenue, and is located within the (BB) Community Business zoning district. The requested variances are as follows:
    - Reduce the required number of off-street parking spaces from 20 spaces to 9 spaces (Section 4.01 C 9).
    - Reduce the required minimum lot width for a gas station from 150 ft. to 120 ft. (Sec. 7.02 B (2)).
    - Waive the landscaping planting requirements along Telegraph Road.
    - Reduce the required rear yard setback from 1 ft to 0 ft (Section 29.02 footnote J)
  - **Appeal #25-115:** Consideration of a request of Mike Shehadi, on behalf of AMS Regent Court LLC, for a variance to accommodate construction of a new retail grocery store at **16900 Executive Plaza Dr** (Parcel # 82-09-131-01-019) within the Regent Court Condominium. The property is located on the northwest corner of Executive Plaza and Mercury Drives, south of Ford Road, and is located within the (BC) General Business zoning district. The requested variance is as follows:
    - Reduce the required number of parking spaces from 627 spaces to 577 spaces. (Section 4.01 C (9)).
- 2026 Zoning Board of Appeals meeting schedule
- **ADJOURNMENT**