

**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, October 23rd 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 September 25, 2025 Zoning Board of Appeals meeting minutes.

- **NEW APPEALS**

- **Appeal #25-117:** Consideration of a request of Nabil Berry for a variance to accommodate renovations to open a dental clinic within an existing building at 14400 Warren Avenue (Parcel # 82-10-064-20-018). The project is located on the north side of Warren Avenue at Anthony Street, east of Chase Road, and is located within the (BB) Community Business zoning district. The requested variance is as follows:
 - Reduce the required number of parking spaces from 6 spaces to 3 spaces (Sec. 4.01 C9).
- **Appeal #25-118:** Consideration of a request of Jordan Twardy, on behalf of the City of Dearborn, for variances to accommodate the erection of a mural at an existing utility facility at 13851 Warren Avenue (Parcel # 82-10-072-04-002). The proposed project is located on the south side of Warren west of Maple Street, west of Schaefer Road, and is located within the (IB) Medium Industrial zoning district. The requested variances are as follows:
 - Permit an accessory structure (Sec. 2.03 D2).
 - Waive the requirement that an accessory structure must be located in the rear yard (Sec. 2.03 D1).
 - Waive the setback requirements for accessory structures (Sec. 2.03 D1).
 - Permit an accessory structure within the required 10 ft. landscaped greenbelt (Sec. 5.02 B1).

- **ADJOURNMENT**