

**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, December 11th 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 November 20th, 2025 Zoning Board of Appeals meeting minutes.
- **NEW APPEALS**
 - **Appeal #25-120:** Consideration of a request of Adam Hammoud for variances to accommodate an addition to an existing house at 306 South Claremont Street (Parcel # 82-09-202-13-017). The property is located on the west side of Claremont Street at Marshall Street, south of Cherry Hill Street, west of South Telegraph Road, and is located within the (RA) One-Family Residential zoning district. The requested variances are as follows:
 - Decrease the minimum required dwelling setback from Marshal from 25ft to 20ft (Sec. 29.02).
 - Decrease the minimum required rear setback from 23ft to 10ft (Sec. 29.02).
 - **Appeal #25-121:** Consideration of a request of Rayhan Muflahi, on behalf of Raydiant Room LLC, for a variance to accommodate a beauty salon at 22065 Outer Drive (Parcel # 82-09-274-08-012). The property is located on the north side of Outer Drive, west of Pelham Road, east of Jackson Avenue, south of Audette, and is located within the (BA) Local Business zoning district. The requested variance is as follows:
 - Reduce the required number of parking spaces from 15 parking spaces to 4 (Sec. 4.01 C9).
- **ADJOURNMENT**