

City of Dearborn
Zoning Board of Appeals
Thursday, October 23, 2025
Minutes

Called to Order: 5:32 p.m.

Commissioners Present: Glen Green (Chair), Samera Ajami (Vice-Chair), Mona Hammoud.

Technical Advisors: David Breneau, Zoning Administrator; Massara Zwayen, Assistant Planning Manager; Brad Mendelsohn, City Attorney; Kobi Sunday, City Planner.

Approval of Minutes. Motion by Commissioner Ajami, supported by Commissioner Hammoud that the minutes of the previous regular meeting of Thursday, September 25, 2025 are approved as recorded. Motion carried unanimously.

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, the property size being 23.5ft x 108ft, in the BB Community Business district:

14400 Warren Avenue

Breneau summarized the Staff report dated October 23, 2025. Factors to consider on the variance request: The applicant owns an existing 1,083 sq ft building on a 0.06-acre site at the northwest corner of Warren Avenue and Anthony Street. The building was built in 2021 for general office. Proposed is an interior buildout to accommodate a dental office. The proposed dental office requires 6 off-street parking spaces, while the site has and can accommodate 3, half the minimum requirement. Anthony Street has on-street parking that Staff believes accommodates the shortage.

Zwayen said the City is currently working with a consultant for a transformation of the Warren corridor, with that we do not yet know the future of the on-street parking along Warren, they are still working out options with Wayne County.

Hammoud asked if this is for the front side of the building.

Zwayen said yes.

Green said there are 5 or 6 spaces along Anthony Street.

Breneau said there is on-street parking along both sides of Anthony, with about three spaces on the west side, and the building where the applicant is now we believe it is legal-nonconforming with two spaces in the back, but there is on-street parking along the east side of Anthony, more so than along the west side.

Ajami asked how much parking is required for his current building.

Zwayen said it is 10 based on the information we have, so it appears to be legal-nonconforming for parking.

Ajami asked how many employees they think they will have.

Applicant said two, he will be by appointment only with one appointment every hour or two.

Ajami asked so you will have a dentist, a secretary, and a receptionist.

Applicant said the secretary and the receptionist will work with him in the other building.

Green asked if he will operate as one wholistic unit.

Applicant said yes for now unless someone wants to take the new office over.

Ajami said there are three chairs.

Applicant said two.

Ajami said her only concern is having the patients crossing the street, which may be unsafe.

Green asked if he has patients parking in the street now.

Applicant said yes.

Ajami asked if his patients can park at the pizza place.

Applicant said he has no arrangements with them, but they can park at the bakery.

Green said we approved the office variances in 2019.

Breneau said yes, for building corner setback and landscaping.

Green said there are three spots in the parking lot.

Ajami said there should be enough off-street parking.

Applicant said he will only have 1 or two patients per day, for example an implant.

Hammoud asked how many spaces can he fit behind the building.

Breneau said there are two spaces along the alley and one directly behind the building, so 3 spaces, including 1 handicapped.

Public comment: None

Outside correspondences: None

RESOLUTION. Motion by Commissioner Ajami, supported by Commissioner Hammoud, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to APPROVE the variance detailed below:

Ajami read the factors to consider on the variance request.

Sec. 4.01 C 9 Reduce the required number of off-street parking spaces from 6 spaces to 3 spaces. Zoning requirement: 6 spaces. Proposed: 3 spaces is APPROVED (DZO 32.05, F.1. J, M).

This motion is conditioned on the petitioner's continuous compliance with all applicable ordinances, codes, laws and statutes; and, the petitioner must perform all work under plans, permits and final inspections approved by the City of Dearborn.

Motion carried unanimously.

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. The project area size being 98ft-long, in the (IB) Medium Industrial zoning district at:

13851 Warren Avenue

Breneau summarized the Staff report dated October 23, 2025. Factors to consider on the variance request: The property is a utility substation, which has a 20 ft-wide landscaped greenbelt along Warren Avenue. Proposed for within the greenbelt area is a freestanding 97-8 in-long, 20 ft-tall structure. The paneling is for a 10 ft-tall mural, which is a municipally-sponsored art project allowed on the property through a license agreement between the City of Dearborn and the property owner. The wall and project require Zoning Board of Appeals approvals, as do three deviations from the Zoning Code due to the proposed location of the project within the property. The Zoning Code requires the wall to be in the rear yard and does not allow it in the required front yard or within the landscaped greenbelt along Warren Avenue. Approval of the mural and its requested locational deviations would allow the mural to serve its intended purpose as a public art display, which has the intent of enhancing the Warren Avenue corridor. This is consistent with goals and objectives identified in the City's Master Plan regarding improving and activating Dearborn's commercial corridors.

Staff is recommending approval of this request with a condition that a valid licensing agreement must be maintained between the property owner and the City of Dearborn. Upon termination of a license agreement between the parties, the variance would become null and void, and the accessory structure must be removed from the property.

Green asked what height are the arches under the panels.

Breneau said the structure as a whole is 20ft height and the arches are approximately 9ft.

Hammoud asked how the license agreement works.

Laura Sanchez on behalf of the applicant said the City has an active license agreement with ITC, who owns the substation; they had to get the license to get ITC's permission to place the structure on their (private) property, the license has multiple provisions in it, it has to be renewed on an annual basis.

Hammoud asked if the license has to be signed every year.

Sanchez said yes; she has been trying to do the mural for 6 or 7 years.

Ajami asked with the trees, where is the mural in relation to the trees.

Breneau said they are removing the trees.

Public comment: None

Outside correspondences: None

RESOLUTION. Motion by Commissioner Ajami, supported by Commissioner Hammoud, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to **CONDITIONALLY APPROVE** the variances detailed below:

Ajami read the factors to consider on the variance request.

Sec. 2.03 D2 Permit an accessory structure. Zoning requirement: ZBA approval required for unlisted accessory structures. Proposed: The proposed freestanding mural is an unlisted structure is **APPROVED** (DZO 32.05, F.1. F, L, M).

Sec. 2.03 D1 Waive the requirement that an accessory structure must be located in the rear yard. Zoning requirement: Rear yard. Proposed: Front yard is **APPROVED** (DZO 32.05, F.1. F, L, M).

Sec. 2.03 D1 Waive the setback requirements for accessory structures. Zoning requirement: 20 ft. Proposed: 8ft 7in front setback is **APPROVED** (DZO 32.05, F.1. F, L, M).

Sec. 5.02 B1 Permit an accessory structure within the required 10 ft. landscaped greenbelt. Zoning requirement: Not permitted. Proposed: Accessory structure within the required 10 ft. landscaped greenbelt is **APPROVED** (DZO 32.05, F.1. F, L, M).

The **CONDITION** is as follows: A valid licensing agreement must be maintained between the property owner and the City of Dearborn. Upon termination of a license agreement between the parties, the variance would become null and void, and the accessory structure must be removed from the property.

This motion is conditioned on the petitioner's continuous compliance with all applicable ordinances, codes, laws and statutes; and, the petitioner must perform all work under plans, permits and final inspections approved by the City of Dearborn.

Motion carried unanimously.

Other business

Closed session. Motion by Commissioner Green, supported by Commissioner Hammoud to enter closed session. Motion carried unanimously.

(Recording paused)

Closed session

(Recording unpaused)

Proceed with hearing. Motion by Commissioner Green, supported by Commissioner Hammoud to proceed with the hearing. Motion carried unanimously.

Meeting Adjourned: 6:55 p.m.