

City of Dearborn
Zoning Board of Appeals
Thursday, December 11, 2025
Minutes

Called to Order: 5:34 p.m.

Commissioners Present: Glen Green (Chair), Samera Ajami (Vice-Chair), Hassane Fadlallah (Secretary), Tim Muflahi, Mona Hammoud.

Technical Advisors: David Breneau, Zoning Administrator; Massara Zwayen, Assistant Planning Manager; Brad Mendelsohn, City Attorney; Yassmen Sobh, City Attorney.

Approval of Minutes. Motion by Commissioner Fadlallah, supported by Commissioner Hammoud that the minutes of the previous regular meeting of Thursday, November 20, 2025 are approved as recorded. Motion carried unanimously.

Appeal #25-120

Consideration of a request of Adam Hammoud for variances to accommodate an addition to an existing house, the property size being 58 ft wide, 104.5 ft deep, slightly irregular, 0.14 acre, in the (RA) One-Family Residential district:

306 South Claremont Street

Breneau summarized the Staff report dated December 11, 2025. Factors to consider on the variance request: Existing on the 0.14-acre corner property is a 2-story, 1,450 sq ft house with a detached 2-car garage. The house has a nonconforming 20 ft setback from Marshall and the garage encroaches into the rear utility easement. Proposed is to remove the garage and to build a 2-story, 1,580 sq ft addition with an attached garage. The proposed addition has a nonconforming 23 ft 10 in setback from Marshal and a nonconforming 10 ft rear setback. What contributes to the existing and proposed setbacks from Marshal being nonconforming is that the house behind the applicant's faces Marshall and has a conforming 25 front setback. If this house faced Beechmont instead, then the request for the setback from Marshall would likely be unnecessary. The proposal removes a structure from the utility easement and increases the rear setback of the garage. If the applicant's house faced Marshall like the neighbor's its existing 10ft side setback would be a nonconforming rear setback and the proposed 10 ft setback would be conforming.

Staff is recommending approval of this request.

Green asked what is the setback of the neighboring house?

Breneau said 25 ft.

Green asked how the project impacts impervious surface, are we decreasing the amount of lot coverage. .

Breneau said it is conforming, despite being increased, granted the anonymous letter expressed a concern about lot coverage.

Mohamad Halda, architect, said while the property is nonconforming they are moving the garage further from the neighbor, and further from the street, .the addition is 3 1/2 ft further from the house, while attaching the garage to the house requires a greater setback than proposed, it is further from the neighbor, and removing it from the utility easement, the intent of the design is to create the appearance of the front of the house on both Marshal and Claremont, currently it is clearly the side of the house facing Marshal, other houses in the area are nonconforming like what they are proposing, they forewent building living space over the garage to keep the garage lower, this style of house is not uncommon in the area, with the attached garage and double frontage, they are within the impervious surface limits,

Fadlallah asked if the garage is being completely removed and rebuilt

Halda said yes

Ajami said where is the ten ft rear setback

Breneau said near the rear utility easement

Hadla said it is being moved 4 ft from the easement,

Green said this increases the perception of greenspace between the properties,

Hammoud asked if the front of the house will be Marshal

Hadla said it will still be Claremont,

Green said it looks like a dual frontage, like a lot of other houses in the area

Hadla said both frontages will have a small covered porch

Green said this reduces the nonconformities in both cases,

Hammoud said is the house were facing Marshal, why they would not need the front yard variance

Breneau said if the neighbor's house faced Beechmont then then likely it would be closer to Marshal,

Hadla said all of the houses along Marshall west of this house face Marshal, they are adding to this look

Green said this house gets penalized because the other faces Marshal

Green acknowledged the outside correspondence

Breneau said with the double frontage this tends to force more greenspace

Green said is this circumstance in order to do substantial justice we need to recognize the proposal reduces the amount of nonconformity, improves the setbacks, it has a more appealing context, more in keeping with other properties in the neighborhood,

Public comment: None

Outside correspondences: An anonymous letter opposing the request (on file).

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

Sec. 29.02 Decrease the minimum required dwelling setback from Marshal from 25ft to 23ft 10 in. Zoning requirement: 25 ft. Proposed: 23 ft 10 in is APPROVED (**DZO 32.05, F.1. B, H, J, M**).

Sec. 29.02 Decrease the minimum required rear setback from 23ft to 10ft. Zoning requirement: 23 ft. Proposed: 10 ft is APPROVED (**DZO 32.05, F.1. B, H, J, M**).

B The proposed reduces the amount of nonconformities and removes the structure from the utility easement

H The proposed will match the other homes in the neighborhood

J The proposed will increase the greenspace

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 #25-121

Consideration of a request of Rayhan Muflahi, on behalf of Raydiant Room LLC, for a variance to accommodate a beauty salon, the property size being 40ft wide, 104ft 6in deep, 0.1 acre, in the BB, Community Business district:

22065 Outer Drive

Breneau summarized the Staff report dated December 11, 2025. Factors to consider on the variance request: The applicant owns an existing 2,540 sq ft building on a 0.1-acre site on the north side of Outer Dr west of Pelham. The most recent Certificate of Occupancy was for a realtor office, which was legal-nonconforming due to insufficient parking with four parking spaces. Proposed is to use the building as a salon with no interior renovations. The salon will have two service rooms with two estheticians. The required off-street parking for the salon per Article 4 of the Zoning Code is 15 spaces, rendering the salon more

nonconforming for parking than the previous office use. The required parking is based on gross square footage. The proposed salon has a highly atypical floor plan for a salon, limiting how many clients it services at one time. If using the functionally usable floor area shown on the floor plan to calculate the parking requirement then the applicant's business would require only 8 spaces. This may still be an excessive requirement if they are servicing only two clients at a time. The immediate area has a wide variety of businesses. Parking signs on most of the neighboring buildings indicate insufficient off-street parking in the vicinity. Outer Drive has 1-hour on-street parking in front of most of the neighboring businesses.

Staff is recommending approval with the following condition: The number of servicing rooms shall be limited to two, each providing one-on-one service, and the floor plan shall remain as presented, unchanged, including without renovations.

Zwayen said typically the parking calculation uses gross floor area,, but based on the floor plan provided they are not changing the floor plan, and some of the area is wasted between the hallways, storage,

Green asked what do aestheticians do?

Applicant said skin care

Green said so facials, do they do nails, hair? Are they servicing one person at a time.

Applicant said yes and it is all by appointment.

Green said typically there is someone waiting while service is provided to someone else.

Applicant said possibly, but they typically wait until they are called to come in, it is all on door code, it is all female, she does not want others in, she is strict on who comes in,

Green asked if for salons if the City calculates parking by the number of stations

Breneau said the city used to, but it was changed to gross floor area, and again a typical salon has multiple chairs within a large open area, but here they are repurposing an old office build and the floor plan shows two servicing rooms for two clients at a time

Ajami asked how many employees they have at a time

Applicant said right now it is just her but she is looking for another attendant.

. Ajami said so that is two parking spaces,

Green said there have been other variance requests in the past for this area and it is discussed that there is a parking lot across the street, so perhaps employees can park across the street, to save parking spaces

Breneau, said there is the on-street parking

Green said that is one-hour parking, who does not suit the needs of employees,

Hammoud asked if it is public parking across the street

Green said no, but it is a large lot, it services a lot of businesses, although we cannot rely on it

Fadlallah asked how many parking spots are along Outer Dr

Breneau said approximately two or three can parkin directly in front of the salon

Green asked what are the hours

Hadla said 9-5

Hammoud asked if the plans were submitted to Building

Hadla said there are no changes except paint and they just need to get inspections

Hammoud asked how long was it empty

Ajami said the procedures take about an hour, so people will not be coming in and out

Green said this is a good fit for this building

Green asked if the other businesses have enough parking

Breneau said most are like legal-nonconforming, the bar has a variance,

Ajami said Gonella's is very business

Hadla said they have two spots

Green said he remembered when Elmhurst had a variance request nearby business expressed concerns over the parking

Muflahi asked if the previous office use had a variance

Breneau said no

Hammoud said it was nonconforming

Green said the new use causes

Breneau said the parking requirements differ between office and salon, regardless of how they actually use the space

Public comment: None

Patricia Morton, Dearborn Dance Academy, said she has been there since 1960 and all of the businesses have had to share, and the Elmhurst request was a big deal, she does not understand the correct request

Green explained the calculations and how they are required to be done, it is by type of business, in a lot of instances it is an incorrect calculation, it results in something that is really silly, they used to do it by how many chairs are in a salon, but now for a salon it is by total square footage, the Board can place limits,

Morton said what has been happening there for ever is whoever gets there parks, so if one business has a variance for five spaces and another two, no one knows where they are coming from, so Elmhurst has specials going, then her people have to scramble to find parking,

Green said there are a number of areas in the city where this condition has existed from day one, the Board's struggle is how do we penalize one business over another, whoever gets there first gets the parking, we can't do that, we don't want a building to sit vacant, we ask ourselves what is the best use of the building, what is a less strenuous use, someone else might want to open a clinic and might actually need 15 spaces, when Elmhurst was before the Board Sam Baydoun was on the Board, he went to Wayne County to explore parking in the median, but they said no, so we don't have that parking, a thought has been to remove a building for common parking, but the businesses would have to get together and do this, we try to accommodate getting the building occupied while having the minimal impact on the area

Morton said between Elmhurst, the music school and her business they have the most traffic, she is glad they are opening a business, it won't change much,

Green said they have four spaces in the rear, the place he goes to has 11 spaces in a side lot, with no other parking nearby, they usually have 5 spaces available with a masseuse in the building, and that lot never spills over, it is all by appointment,

so and said

Outside correspondences: None

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

below:

Ajami read the factors to consider on the variance request.

Sec. 4.01 C9 Reduce the required number of off-street parking spaces from 15 parking spaces to 4. Zoning requirement: 15 parking spaces. Proposed: 4 parking spaces is APPROVED (**DZO 32.05, F.1. B, M**).

B
M

The CONDITION is as follows: The number of servicing rooms shall be limited to two, each providing one-on-one service, and the floor plan shall remain as presented to the Board, unchanged, including without renovations.

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.

Adjournment

Motion by Commissioner Fadlallah, supported by Commissioner Ajami, to adjourn the hearing. Motion carried unanimously.

Meeting Adjourned: 6:25 p.m.