

**City of Dearborn**  
**Zoning Board of Appeals**  
**Thursday, February 26, 2026**  
**Minutes**

**Called to Order:** 5:36 p.m.

**Commissioners Present:** Glen Green (Vice-Chair), Tim Muflihi, Mona Hammoud (acting Secretary), Afan Bapacker.

**Commissioners Absent:** Hassane Fadlallah (Chair), Samera Ajami (Secretary).

**Technical Advisors:** David Breneau, Zoning Administrator; Massara Zwayen, Planning Manager; Adam Mourtada, City Attorney.

**Approval of Minutes.** Motion by Commissioner Muflihi, supported by Commissioner Hammoud, that the minutes of the previous regular meeting of Thursday, January 29, 2026 are approved as recorded. Motion carried unanimously.

**Appeal #26-102**

Consideration of a request of Ali al-Sayed, on behalf of Farah Jewelers, Inc, and Farah Group, LLC, for variances to accommodate construction of a new (jewelry) retail building, the property size being 105 ft wide, 125 ft deep, 0.3 acre, in the (BB) Community Business zoning district:

7100 – 7114 Chase Road

Breneau summarized the Staff report dated February 26, 2026. Factors to consider on the variance request: The applicant owns 0.3-acre site that is currently vacant land. It is on the east side of Chase Road south of Warren Avenue. Proposed is to build a new 2-story, 4,640 sq. ft. building for a jewelry store. The proposed site layout requires variances for the rear setback of the dumpster enclosure and a generator at the rear of the property. The proposed site layout requires also a variance for the proximity of three parking spaces to residential properties behind the applicant's property. A rise in grade along the Chase Road right-of-way influences the location of the retail building, which, in turn, influences the required variances without displacing required parking spaces.

Green asked about the purpose of the generator other than to restore power.

Applicant's architect said it is in case of power failure.

Green asked if the alley were 20ft the variance for the parking spaces would not apply.

Breneau said yes.

Architect said the parking in the back is for the owners, so there would be little movement; they worked with the Planning Department with different locations for the

dumpster, they finalized it to put it behind the building, they did not want it in the front due for the look of the building; it was a rough site to work with because of the grade difference; they have the entrance to one side; they wanted the building to face Warren, so that is how they have it oriented.

Bapacker said with the dumpster for the jewelry store, is there food?

Architect said no, it is a small dumpster.

Bapacker said so there won't be much going in there.

Green said so we would typically want access to the dumpster from the alley?

Breneau said yes.

Architect said the dumpster is along the alley for servicing and so is the generator, he was talking with the neighbors and they said they have a truck coming in the back and would want the dumpster and transformer moved 2 ft.

Bapacker asked if the alley is used for the neighbor's parking.

Green asked about the garages along the alley, if they face the alley.

Breneau said no.

Hammoud ask about the location of the dumpster, is it is behind the building so that it is not visible from Chase, versus the opposite corner.

Architect said the opposite corner is the main entrance and it is hard to put the dumpster there.

Hammoud said from the alley?

Architect said Planning did not like it there because it would be too obvious.

Breneau referenced findings in the report about obscuring the dumpster from view.

Architect said he was trying to make the site aesthetically pleasing.

Breneau said the purpose of the alley is for servicing.

Architect said as a jewelry store it will not be serviced much.

Green said this was the last house along Chase.

Breneau said yes, everything else is commercial.

Zwayen said they met with the architect and tried to look for a better location for the dumpster and generator and trying to avoid any variances for parking requirements, they are meeting the parking requirement, a conforming location for the dumpster would lose

parking, due to the grading in the front, to shift everything 2ft to the front would lose parking and clear maneuvering in the front.

Green said it is a good design, good economical use of the property, and has no issues with it.

Architect said we have 10ft for the grass and 10ft due to the grade we don't want to do retaining walls, we want to keep it clean.

Breneau referenced the outside correspondence and noted the building is in a conforming location and the request is for the dumpster and generator.

Green said if we are approving this and they need to move the dumpster because DTE might need access to the transformer.

Architect said they are trying to help the neighbor to accommodate their maneuvering their truck.

Green asked if they need to change the site plan.

Zwayen said if it is minor modifications that can be approved administratively unless the Board wants to condition an approval on wanting to see the revised plans; if it is major we can bring it back again.

Green said he thinks it is minor and should be administrative.

Bapacker said we are reviewing the setback requirement which does not affect shifting the 2ft.

Green said he keeps hearing generator and transformer, is the transformer DTE property.

Architect said yes.

Green said there is a rise in elevation which is problematic for the design on the lot; this is a good and effective use of the lot as it is designed; it helps to push the building towards the alley, we would lose parking otherwise, which would be another dilemma for us to review; the location of the dumpster and the generator take it out of the perview of the main road, it is much more aesthetically pleasing; there is a public alley that acts a as a buffer, and if the alley were 2 ft wider we would lose one variance request and not have to review it; and removing the house, which was a nonconforming use, this retail use is more conforming.

**Public comment:** None

**Outside correspondences:** An inquiry from the neighboring business to the south regarding where structures are proposed to be built on the site. (on file).

**RESOLUTION.** Motion by Commissioner Hammoud, supported by Commissioner Muflihi, 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:

Sec. 2.14A Allow the dumpster enclosure to be located within the 20 ft. minimum required rear setback. Zoning requirement: Not within the 20 ft. minimum required rear setback. Proposed: Within the 20 ft. minimum required rear setback is APPROVED (DZO 32.05, F.1. A, N).

Sec. 2.03 D (1) Allow the generator to be located within the 20 ft. minimum required rear setback. Zoning requirement: Not within the 20 ft. minimum required rear setback. Proposed: Within the 20 ft. minimum required rear setback is APPROVED (DZO 32.05, F.1. A, N).

Sec. 4.01 B (1) (b) Allow the location of parking spaces within 20 ft of a parcel zoned and used for residential purposes. Zoning requirement: Not within 20 ft of a parcel zoned or used for residential purposes. Proposed: Within 20 ft of a parcel zoned and used for residential purposes is APPROVED (DZO 32.05, F.1. A, N).

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 Bapacker, supported by Commissioner Muflihi, to adjourn the hearing. Motion carried unanimously.

Meeting Adjourned: 6:00 p.m.