

**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, April 30th, 2026, 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 approval of the March 26th, 2026, Zoning Board of Appeals meeting minutes.

- **NEW APPEALS**

- Appeal #26-104: Consideration of a request of Mike Shehadi, on behalf of AMS Regent Court, LLC, for variances to accommodate construction of a gas station with 16 fuel pumps and a convenience store building at 500 Shehadi Court (Parcel # 82-09-131-01-025). The property is located on the south side of Ford Road and the north side of Shehadi Court, west of Mercury Drive, within the Regent Court Condominium and is located within the (BC) General Business zoning district. The requested variances are as follows:
 - Reduce the required front setback requirements for the building from 50 ft. to 41 ft. (Sec. 29.02)
 - Reduce the required setback for the dumpster enclosure from 50 ft. to 41 ft. (Sec. 2.14)
 - Reduce the required number of parking spaces from 62 spaces to 53 spaces (Sec. 4.01 C 9)
 - Reduce the required number of trees along Shehadi Court from 6 to 0 (Section 5.02 B 2)
- Appeal #26-105: Consideration of a request of David Makki, on behalf of LivWell Longevity, for a variance to accommodate interior renovations that expand the gross floor area for an office use at 1751 Monroe Street (Parcel # 82-09-223-35-003). The property is located on the south side of Monroe Street, south of Beech Street, between Audrey and Homer Streets and is located within the (OS) Office zoning district. The requested variance is as follows:
 - Reduce the required number of parking spaces from 11 spaces to 4 spaces (Sec. 4.01 C9)

- Appeal #26-106: Consideration of a request of Jonathon Yono, on behalf of Jays Hospitality Group, Inc, for variances to accommodate a change of use to a new smoking lounge at 22269 Michigan Avenue (tenant space within the building at 22273 Michigan Avenue, Parcel # 82-09-223-02-009). The property is located on the south side of Michigan Avenue, east of Military Street, between Howard and Tenny Streets, and is located within the (WD) West Downtown Form-Based Code zoning district. The requested variances are as follows:
 - Reduce the required minimum distance between smoking lounges from 1,200 ft to 0 ft (Sec. 7.02 V 6 a)
 - Reduce the required minimum distance between a smoking lounge and a park from 700 ft to 50 ft (Sec. 7.02 V 6 b)
 - Reduce the required minimum distance between a smoking lounge and a school from 700 ft to 473 ft (Sec. 7.02 V 6 b)

- Appeal #26-107: Consideration of a request of Sam Fakh, on behalf of 1200 Property Investments, LLC and Park 1200, LLC, for variances to accommodate a second-floor building expansion and a change of use to first-floor retail and second-floor offices at 1200 Oakwood Boulevard (Parcel # 82-09-223-17-001). The property is located on the west side of Oakwood Boulevard, on the south side of Park Street, and on the east side of Monroe Street, and is located within the (WD) West Downtown Form-Based Code zoning district. The requested variances are as follows:
 - Reduce the required minimum frontage build-to line requirement along Park Avenue from 85% to 62% (Sec. 27.04 A)
 - Reduce the required minimum frontage build-to line requirement along Monroe Street from 85% to 28.57% (Sec. 27.04 A)
 - Reduce the required parking setback along Monroe Street from 30 ft to 11 ft (Sec. 27.04 A)
 - Waive the requirement to provide a functional entrance for every 50 ft along Monroe Street (Section 27.03 C 1 d).

- **ADJOURNMENT**