

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

**Called to Order:** 5:30 p.m.

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

**Technical Advisors:** David Breneau, Zoning Administrator; Nolan Kukla, Assistant Planning Manager; Ola Faraj, City Attorney.

**Approval of Minutes.** Motion by Commissioner Green, supported by Commissioner Ajami, that the minutes of the previous regular meeting of Thursday, February 26, 2026 are approved as recorded. Motion carried unanimously.

**Appeal #26-103**

Consideration of a request of Mansor Al-Moslemawi for a variance to accommodate a change of use to a retail (phone) store, the property size being 4,000 sq ft, 40ft wide, 100ft deep, 0.09 acre, in the (BB) Community Business zoning district:

**10218 – 10222 Warren Avenue**

Breneau summarized the Staff report dated March 26, 2026. Factors to consider on the variance request: The applicant owns an existing 2-tenant, 2,200 sq ft building on a 0.09-acre site on the north side of Warren Avenue west of Wyoming Avenue. The most recent Certificates of Occupancy are for offices at both addresses of 10218 and 10222 Warren. The property has 4 off-street parking spaces. Proposed is a retail cell phone store at 10218 Warren, which increases the off-street parking requirements for the property to 8 spaces, which the property cannot accommodate. On-street parking along Freda, Emanon, and Warren more than accommodate the off-street parking deficiency.

Kukla mentioned a previously granted variance for the other tenant space within this building. In Staff's review of this cell phone store it was determined this previously granted variance was insufficient to cover today's proposal.

Fadlallah asked how many on-street parking spaces are available.

Breneau said the deficiency is 4 and there is more than that available.

Green asked if the neighboring properties have variances.

Breneau said the property to the east has more than enough parking, the property to the west may be nonconforming, on each of the side streets it looks like there are about 3 or four parking spaces, and probably 8 along Warren.

Green said it looks like the other properties have more than enough parking and won't be relying on the on-street parking.

Fadlallah asked how many people work at this store, and what are the hours?

Applincat said just one employee and the hours are 10-7.

Hammoud asked what is on the second floor?

Applicant said nothing, it was closed in the 1980's.

Breneau said in one of the reports there was a note about the closure of the second floor, being sealed off.

Green said in terms of the key facts, the neighboring properties appear to have plenty of parking, there is a lot of on-street parking in front and along the side streets, better than ten spots.

Public comment: None

Outside correspondences: None.

**RESOLUTION.** Motion by Commissioner Ajami, supported by Commissioner Green, 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. 4.01 C 9 Reduce the number of required off-street parking spaces from 8 spaces to 4 spaces. Zoning requirement: 8 parking spaces. Proposed: 4 parking spaces is APPROVED (DZO 32.05, F.1. B, J, K).

Key facts: There is plenty of on-street parking to support the parking deficiency, there is only one or two staff members, there will be no tenants leasing or subleasing.

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**

Fadlallah asked if the Board could vote Green back as Chair.

Breneau explained that they did the elections for Officers in January, but Green could not be reelected as Chair because he was at his term limit per the Bylaws.

Faraj said it would have to be on the next agenda, but she would need to research if this could be done.

## **Adjournment**

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

Meeting Adjourned: 6:00 p.m.