

**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, June 25<sup>th</sup>, 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 May 21<sup>st</sup>, 2026, Zoning Board of Appeals meeting minutes.

- **NEW APPEALS**

- **Appeal #26-109:** Consideration of a request of Robert Huard, for variances to accommodate an addition to an existing detached garage and a carport at 2937 Parker Street (Parcel # 82-09-284-01-032). The property is located on the east side of Parker Street, south of Princeton Street, north of Madison Street, east of Telegraph Road, west of Outer Drive, and is located within the (RA) One-Family Residential zoning district. The requested approvals are as follows:
  - Increase the maximum permitted garage size from 700 sq ft to 1,705 sq ft (Sec. 2.03 C3)
  - Decrease the minimum required single side yard setback of an accessory structure from 10 ft to 3 ft 1 in (Sec. 2.03 D 1)
  - Permit a carport as an accessory structure (Section 2.03 D2)
  - Increase the maximum permitted height of an accessory building from 16 ft to 17 ft 9 in (Section 2.03 C 4)
- **Appeal #26-110:** Consideration of a request of Mike Shehadi, on behalf of AMS Regent Court, LLC, for variances to accommodate construction of two one-story, multiple-tenant commercial buildings at 100 and 300 Shehadi Court (Parcel # 82-09-131-01-027). The property is located on the south side of Ford Road, the north side of Shehadi Court, the west side 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 minimum required front setback from 50 ft to 40 ft 11 in (Section 29.02)
  - Reduce the minimum required number of parking spaces from 133 spaces to 115 spaces (Section 4.01 C 9)

- **ADJOURNMENT**