

**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, July 23rd, 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 June 25th, 2026, Zoning Board of Appeals meeting minutes.

- **NEW APPEALS**

- **Appeal #26-111:** Consideration of a request of Tarek Jaward, on behalf of Ford and Schaefer Holdings LLC, for variances to accommodate an automobile fueling station at 5650 Schaefer Road (Parcels # 82-10-083-22-021, 82-10-083-22-004, 82-10-083-22-005, 82-10-083-22-019). The property is located on the east side of Schaefer Road, on the north side of Ford Road, and on the west side of Calhoun Street, and is located within the (BB) Community Business & the (VP) Vehicular Parking districts. The requested variances are as follows:
 - Reduce the required number of parking spaces from 102 parking spaces to 93 spaces (Section 4.01 (C) (9)).
 - Reduce the required distance between drive or curb openings along Schaefer Street from 75 ft. to 54 ft. (Section 7.02 (B) (5)).
- **Appeal #26-112:** Consideration of a request of Devon O'Reilly, on behalf of The Henry Ford Estate, for variances to accommodate construction of a new detached pavilion building (covered picnic shelter with public restrooms) at 1 Fairlane Drive (Parcel # 82-09-154-01-009). The property is located on the west side of Evergreen Road, North of Michigan Avenue, on the south side of the University of Michigan campus, and is located within the (RA) One-Family Residential zoning district. The requested variances are as follows:
 - Increase the permitted detached accessory building size from 700 sq. ft. to 1,000 sq.ft. (Section 2.03 (C) (3)).
 - Waive the requirement that the location of the proposed detached accessory building shall not be located closer to the front lot line than the principal building (Section 2.03 (C) (2)).

- **Appeal #26-113:** Consideration of a request of Khalil Dabaja for variances to accommodate construction of a 4-story mixed-use building with a first-floor café and flex space, second- and third-floor offices, and a fourth-floor private lounge at 22190 Michigan Avenue (Parcel # 82-09-221-08-004). The property is located on the north side of Michigan Avenue, west of Monroe Street, at Howard Street, and is located within the (WD-UG) West Downtown District, Form Based Code, Urban General, Required Storefront Zoning District. The requested variances are as follows:
 - Waive the required build-to (setback) from 10 ft. to 0 ft along Howard Street (Section 27.04 A).
 - Waive the required rear yard setback from 10 ft. to 0. ft (Section 27.04 A).
- **Appeal #26-114:** Consideration of a request of Linda Askar for variances to allow renovations to an existing single-family house at 180 Golfcrest Drive (Parcel # 82-09-153-08-009). The property is located on the east side of Golfcrest Drive, north of Cherry Hill Street, east of Military Street, and is located within the (RA) One-Family Residential zoning district. The requested variances are as follows:
 - Waive the requirement for two cars to be parked side-by-side within a garage and permit an open parking pad within the side-yard (Sec. 4.01B 2 & Sec. 1.03).
- **Appeal #26-115:** Consideration of a request of Amer Ahmed, on behalf of Mayar Market, LLC, for variances to accommodate a restaurant and coffee shop at 13102 Michigan Avenue (Parcel # 82-10-171-19-019). The property is located on the north side of Michigan Avenue, west of Oakman Boulevard, at Reuter Street, and is located within the (BC) General Business zoning district. The requested variances are as follows:
 - Reduce the required number of parking spaces from 38 spaces to 11 spaces (Section 4.01 C9).
 - Reduce the required landscaped area from 6% (638 sq. ft.) to 1.68% (179 sq. ft.) (Section 5.03 A1).
 - Waive the landscaped requirements along Reuter Street right-of-way (Section 5.02 B4).
 - Allow the parking spaces to be located within twenty (20) feet of the traveled portion of the Reuter Street Right-of-Way (Section 4.01 B 1 b).
- **OTHER BUSINESS**
2027 Zoning Board of Appeals meeting dates.
- **ADJOURNMENT**