

**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, August 27th, 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 July 23rd, 2026, Zoning Board of Appeals meeting minutes.
- Consideration of approval of the July 30th, 2026, Zoning Board of Appeals special meeting minutes.

- **NEW APPEALS**

- **Appeal #26-117:** Consideration of a request of Ali Nasser, on behalf of Amnasser Investment Group, for variances to accommodate construction a new four-story mixed-use (retail and residential) building at 22210 Garrison Street (Parcel # 82-09-221-03-017). The property is located on the northwest corner of Garrison and Howard Streets, north of Michigan Avenue and east of Military Street, and is located within the (WD) West Downtown - Form Based Code: Urban Mixed-Use zoning district. The requested variances are as follows:
 - Reduce the minimum required build-to frontage along Howard Street from 75% to 67% (Section 27.04 C).
 - Reduce the required dooryard depth from 10 ft to 0 ft along Howard Street (Section 27.04 C).
- **Appeal #26-118:** Consideration of a request of Kevin Deter, on behalf of Dearborn Retail Management III, LLC, for variances to accommodate erection of wall signage at 23000 Michigan Avenue (Parcel # 82-09-214-01-110, former Kroger store site). The property is located on the north side of Michigan Avenue east of Outer Drive at Garrison Street, and is located within the (WD) West Downtown - Form Based Code: Urban General zoning district. The requested variances are as follows:
 - Waive the maximum permitted letter thickness and letter height for the proposed letter signs (Section 27.06 D4).

- **ADJOURNMENT**