

**ZONING BOARD OF APPEALS
CITY OF DEARBORN, MICHIGAN
NOTICE OF PUBLIC HEARING
SPECIAL MEETING**

The Dearborn Zoning Board of Appeals (ZBA) will hold a public hearing on Thursday, September 3rd, 2026, at 5:30 p.m. in the auditorium of the Henry Ford Centennial Library, 16301 Michigan Avenue, one building east of the Dearborn Administrative Center, for the purpose of considering the appeal 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 Planning and Zoning Division, Economic Development, 16901 Michigan, Suite 6, Dearborn, MI 48126; by email to cityplanning@dearborn.gov; or by phone to 313-806-1883, 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**

- **NEW APPEALS**

- **Appeal #26-119**: Consideration of a request of Joe Guido, on behalf of Rack Holdings LLC, for variances to accommodate a building addition to an indoor recreation facility at 2727 South Gulley Road (Parcel # 82-09-291-76-007). The property is located at the east side of Gulley Road, south of Michigan Avenue, between Oxford Street and Dartmouth Street, and is located within the (IA) Light Industrial zoning district. The requested variances are as follows:
 - Reduce the required number of parking spaces from 263 to 190 parking spaces (Section 4.01 C9).
 - Permit parking within the 20 ft front yard setback (Section 4.01 B 1 b).
 - Reduce the required landscaped area along the Gulley Road right-of-way from 10 ft. to 6 ft. (Section 5.02 B).

- **ADJOURNMENT**