City of Dearborn
Zoning Board of Appeals
Thursday, October 22, 2026
Minutes

Called to Order: 5:34 p.m.

Commissioners Present: Hassane Fadlallah (Vice-Chair), Tim Muflihi, Mona Hammoud, Afan Bapacker.

Technical Advisors: David Breneau, Zoning Administrator; Nolan Kukla, Assistant Planning and Zoning Manager; Yassmen Sobh, City Attorney.

Approval of Minutes. Motion by Commissioner Muflihi, supported by Commissioner Hammoud, that the minutes of the previous regular meeting of Thursday, August 27th, 2026 are approved as recorded. Motion carried unanimously.

Approval of Minutes. Motion by Commissioner Bapacker, supported by Commissioner Hammoud, that the minutes of the special meeting of Thursday, September 3rd, 2026 are approved as recorded. Motion carried unanimously.

Appeal #26-120
Consideration of a request of Shahad al Said, on behalf of Shay Alsaid LLC, for a variance to accommodate a beauty salon, the property size being 40ft wide, 100ft deep, 4,000 sq ft, 0.09 acre, in the BA (Local Business) zoning district:

2119 Monroe Street

Breneau summarized the Staff report dated October 22, 2026. Factors to consider on the variance request: The applicant owns an existing 1,385 sq ft building on a 0.09-acre site on the east side of Monroe Street south of Military Street. The most recent Certificate of Occupancy was for office use, which was legally nonconforming due to insufficient parking. The proposal is to use the building as a beauty salon with minor interior renovations. The salon will have three service rooms, an office, and a waiting area. The parking requirements for a beauty salon per the city zoning ordinance require 8 parking spaces, rendering the salon a more nonconforming use for parking than the previous office use. The city zoning ordinance under Article 4.00 lists the parking requirements for a beauty salon, which are calculated based on the entire building's gross floor area. The proposed salon's floor plan does not have the typical open layout of a salon; rather, it greatly limits the number of clients it services and a substantial amount of the building's gross floor area is occupied by a vestibule, a mechanical room, and hallways. The applicant's narrative indicates that the client services are strictly appointment-only and no walk-ins. The immediate area is mostly office uses. Parking signs on most of the neighboring buildings indicate generally insufficient parking in the vicinity. Both Francis and Edison Streets have on-street parking.

Staff is recommending approval with the following condition: The number of servicing

rooms shall be limited to three and the floor plan shall remain as presented, unchanged, including no renovations.

Fadlallah asked if the parking is based on the gross floor area of the whole building and it does not matter how many chairs.

Breneau said it is based on the gross floor area of the whole building regardless of how it is actually being used; it does not matter how many chairs she has; she could have one chair in there.

Fadlallah said he drove by and saw there is on-street parking along both Edison and Francis.

Hammoud asked what kind of salon it is, she sees makeup, but no area for chairs.

Applicant said it is not a traditional salon, she does permanent makeup, which are three-hour appointments, and she sees two people a day, and she also teaches on-line classes, which is most of her revenue; a lot of her visiting clientele is for demonstration, that is why much of her space is for studio and storage.

Hammoud said it is makeup and no hair.

Applicant said no hair.

Fadlallah said how many clients would you have at one time?

Applicant said just the demonstration model.

Fadlallah said so one or two people, he wants to know how many cars are coming?

Hammoud said she anticipates two or three people max at a time?

Applicant said yes.

Bapacker asked what was the previous use of the building?

Breneau said a real estate office.

Bapacker asked if they are keeping the layout or changing it.

Applicant said they are using it as it is.

Bapacker said you have seven offices.

Applicant said there will be service rooms and office.

Bapacker said when it was real estate how many agents were there.

Kukla said she did not own the building.

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Bapacker said he wants to know the traffic then versus what it will be to address the concerns of the outside correspondences.

Breneau said we have no record of how many of the rooms were used for offices.

Kukla said the building has been vacant for a very long time, we have been getting a lot of inquiries for a long time from people who want to occupy it, it has been looking for a tenant for a while.

Muflihi said the previous use was nonconforming, so he sees no issue with this request.

Breneau said this is more nonconforming under the Ordinance but with the proposal it will likely be the same for traffic.

Bapacker said the stipulation is for three service rooms.

Breneau said yes and the floor plan remains unchanged; there was a similar case on Outer Drive with a real estate office turning into a salon, it also had a choppy layout, which limited how it could be used as a salon, and there was a similar stipulation placed on that approval.

Bapacker said there are two parking spaces along the side of the building.

Applicant said they are not city approved so he painted over them.

Kukla said they were done without permit and cannot be counted towards the requirements because they do not meet the dimensional requirements; while they show in the aerial photos, they do not show in the ground photos.

Hammoud but there is still space there.

Breneau said there is a space there but it is not being presented as a parking space.

Bapacker said it looks like it would be hard to access.

Kukla said if someone parked there it would be difficult to see the driveway and could result is a wreck.

Public comment:
Armondo Ozuna, said he lives three houses down on Francis, has been there for 34 years, the traffic always comes down Francis from Monroe, the only place people park is in front of my house, or one of my neighbors' houses, we get the burden of commercial traffic, there is a doctor's office, and the neighbors get into fights with people parking there for taking their spaces, and employees park between the businesses so that it is difficult to not hit someone going to Monroe, they only place to park is in front of the resident houses, the city code says if the parking is already in the code you cannot change it unless there is a good reason, not just to accommodate someone, if the Board changes it he needs notice because he will appeal it.

Fadlallah asked if we are changing the code.

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Breneau said the whole purpose of the Board is to look at each circumstance, each property, to determine if an exception to the rule is warranted.

Bapacker said they are voting on it now so you will know now.

Applicant said right now she is renting at Cosmo, a 500 sq ft studio; she is moving because Michigan Avenue is crowded and it otherwise makes financial sense; she will not have more traffic, it is just her and a client and perhaps a recording person.

Ozuna said when you change the number of parking spots it becomes the new permanence, if she moves to another place he will have to live with the consequences of who follows.

Applicant said they have a driveway leading from Monroe, which was blocked, but now they are opening it, this way people do not enter from the side streets.

Fadlallah said this building was nonconforming previously, off street parking is ample.

Outside correspondences: Four emails (three from one address) expressing opposition to the request (on record)

RESOLUTION. Motion by Commissioner Fadlallah, supported by Bapacker, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to CONDITIONALLY APPROVE the request detailed below:

Section 4.01 C 9. Reduce the required number of off-street parking spaces from 8 spaces to 3 spaces. Zoning requirement: 8 spaces. Proposed: 3 spaces is APPROVED (DZO 32.05, F.1. D, E, G, H).

The CONDITION is as follows: The number of servicing rooms shall be limited to three and the floor plan shall remain as presented, unchanged, including no renovations.

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.

Appeal #26-121

Consideration of a request of Ahmad Charara, on behalf of the Association for Spiritual Renewal, for variances to accommodate construction of a parking lot, the property size being 43,884 sq ft, 313.46 ft frontage along Westwood Street, 140 ft deep, 1.0-acre, in the VP (Vehicular Parking) zoning district:

3615 Westwood Street

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Breneau summarized the Staff report dated October 22, 2026. Factors to consider on the variance request: The property is currently vacant land, having been used as an informal (gravel) parking lot. Proposed is a development of a formal (paved) parking lot for the Hadi Institute across the street. This request pertains to two provisions for the VP Parking District abutting Residential Districts that apply regardless of the actual use or development of the abutting residential district. One request is to waive a required screen wall to land developed with an abutting school parking lot. The other request is to reduce the required setback along Westwood Street to 10 ft; the neighboring parking lot has a 0 ft front setback relative to Westwood Street. This same variance request was approved in 2024, but construction did not start and the approval expired.

Based on the above-mentioned facts and analysis the Planning and Zoning Division recommends approval of this request.

Applicant said when they bid the project the costs were extensive, they came back and worked with the city and lessened some of the requirements, as a nonprofit they try to do things in the most effective way in bidding.

Fadlallah asked what type of organization.

Applicant said it is a youth center with a house of worship and a Montessori school.

Hammoud asked what ages.

Applicant said 3 to ten years old.

Fadlallah said this came before the Board and was approved in 2024 and construction did not start and the approval expired, the bids were high, they are adding retention systems and adding more trees.

Public comments: None

Outside correspondences: None

RESOLUTION. Motion by Commissioner Fadlallah, supported by Commissioner Muflihi, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to APPROVE the request detailed below:

Section 25.03 A 9. Waive the required masonry screen wall along the north side of the property. Zoning requirement: Masonry screen wall where abutting a residential district. Proposed: No screen wall along the north property line is APPROVED (DZO 32.05, F.1. C, D, G).

Section 25.03 A 10. Reduce the required front yard setback from 25 ft to 10 ft along Westwood Street). Zoning requirement: 25 ft front yard setback along Westwood Street. Proposed: 10 ft front yard setback along Westwood Street is APPROVED (DZO 32.05, F.1. C, D, G).

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.

Adjournment

Motion by Commissioner Bapacker, supported by Commissioner Hammoud, to adjourn the hearing. Motion carried unanimously.

Meeting Adjourned: 6:10 p.m.

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