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Zoning Board of Appeals
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – **Wednesday, July 13, 2016** at **7:30 p.m.** in the Warren Community Center Auditorium, 5460 Arden, Warren, MI 48092.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES OF THE **Regular Meetings of June 22, 2016.**

6. PUBLIC HEARING: **APPLICANT: Pam Vang**
(Rescheduled from: 06/22/2016)
REPRESENTATIVE: Same as above
COMMON DESCRIPTION: 22015 Cunningham
LEGAL DESCRIPTION: 13-32-178-003
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a (12' x 16') 192 sq. ft. shed to no less than 10' of the rear property line.

ORDINANCES and REQUIREMENTS:

Section 4.20 Paragraph (a) Item 5: All accessory structures, excluding garages, will not exceed a total of 120 square feet.

7. PUBLIC HEARING: **APPLICANT: Mr. James D. Burg, Center Lane Investments, L.L.C -USE-**
(Rescheduled from 06/22/2016)
REPRESENTATIVE: Mr. F. Matthew Ray, Architecture
COMMON DESCRIPTION: 27275 Mound Road
LEGAL DESCRIPTION: 13-17-427-036
ZONE: M-2 & R-1-P

VARIANCES REQUESTED: Permission to -USE-

To allow an above ground fuel tank installed to no less than 20' of the side (south) property line, as per plan and to relocate the existing fuel tank to no less than 35' of the side (south) property line as per the plan.

ORDINANCES and REQUIREMENTS:

Section 17.02, Item (b): Side & rear yards...Twenty (20) feet each in M-2.

Section 17.02, Item (p): Above ground storage tanks...Not allowed in M-2. In M-3 and M-4 zones require all tanks shall be located not less than one hundred fifty (150) feet from property lines.

Section 17.02, Item (s) Paragraph (2): Industrial Standards, Open storage other than junk...The designated area shall be hard surfaced and screened from the public street and any residential zoned areas...Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure.

- 8. PUBLIC HEARING: **APPLICANT: St. Josaphat Ukrainian Catholic Church**
- REPRESENTATIVE: Ms. Irene Maciborski, Secretary
- COMMON DESCRIPTION: 26401 St. Josaphat & 26440 Ryan
- LEGAL DESCRIPTION: 13-20-152-001 & 13-20-152-002
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Conduct the Annual Sunflower Fundraising Festival on:
August 6, 2016 Saturday: From 12 noon to 11 p.m.
August 7, 2016 Sunday: From 12 noon to 8 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Fairs require the approval of the Zoning Board of Appeals.

- 9. PUBLIC HEARING: **APPLICANT: St. Steven Decanski Church / Helene Popovich**
- REPRESENTATIVE: Ms. Helene Popovich
- COMMON DESCRIPTION: 14235 Eleven Mile Road
- LEGAL DESCRIPTION: 13-13-379-009
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Conduct the Annual Parish Festival / Carnival on:
Saturday, September 10, 2016: From: 11:00 a.m. – to – 11:00 p.m.
Sunday, September 11, 2016 From: 12 Noon – to – 8: 00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Fairs require the approval of the Zoning Board of Appeals.

- 10. PUBLIC HEARING: **APPLICANT: John Raniszewski**
 REPRESENTATIVE: Same as above
 COMMON DESCRIPTION: 2528 Irma
 LEGAL DESCRIPTION: 13-06-376-006
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Retain a (20'2" x 10'9") 216.792 sq. ft. shed to no less than 10' of the rear property line.

ORDINANCES and REQUIREMENTS:

Section 4.20 Paragraph (a) Item 5: All accessory structures, excluding garages, will not exceed a total of 120 square feet.

- 11. PUBLIC HEARING: **APPLICANT: Allied Signs, Inc / Mr. Patrick Stieber**
 REPRESENTATIVE: Allied Signs, Inc / Mr. Patrick Stieber
 COMMON DESCRIPTION: 8303 Twelve Mile Road
 LEGAL DESCRIPTION: 13-10-353-010
 ZONE: C-2 & P

VARIANCES REQUESTED: Permission to

Install one (1) wall sign 18' -10.128" x 7' -9.375" = 146.628 sq. ft. on the front elevation.

ORDINANCES and REQUIREMENTS:

Section 4A.35 (c): Total wall signage of a size not to exceed forty (40) sq. ft. shall be allowed for each business in C-1, C-2, C-3, M-1 and M-2.

- 12. PUBLIC HEARING: **APPLICANT: 24620 Schoenherr, LLC**
 REPRESENTATIVE: Charles H. Earl Atty
 COMMON DESCRIPTION: 24600 & 24620 Schoenherr Road
 LEGAL DESCRIPTION: 13-25-101-006 and 13-25-101-007
 ZONE: M-2

VARIANCES REQUESTED: Permission to:

1. Retain existing hard surface parking and outdoor storage to the property line along the west property line (Schoenherr) per the plan.
2. Retain 555' of existing barb wire on top of 6' chain link fence and allow an additional 345' of barb wire, for a total of 900' of fence with barb wire.
3. Waive 16,354 square feet of required off street parking.
4. Allow 68,723 square feet of outside storage (55,721 square feet in excess of the city ordinance.)

ORDINANCES and REQUIREMENTS:

Section 4.06: No part of any required yard, except a rear or side yard shall be used for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

Section 4D.17 Paragraph (b): Prohibited fences and walls. Barbed wire. No person shall construct or cause to be constructed a fence or wall with barbed wire partially or wholly affixed to the fence or wall around any property, street, alley, lane, public highway or in front of any public place or space, except as approved for a specific location by the Zoning Board of Appeals.

Section 4.32 Paragraph (h) Item (23): Such space shall not be less than one (1) parking space for each four (4) employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred (100) percent of the total floor area.

Section 17.02 Paragraph (s): Outdoor storage other than junk: Outdoor storage other than junk: All open storage shall be located in a designated area approved by the Planning Commission as part of the site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal / plastic slats used for screening as deemed necessary by the Planning Commission. The designated area shall always be hard surfaced and screened from the public street...The designated area shall not exceed 50 percent of the gross floor area of the primary structure on the site...An open driveway shall be provided that has a graded roadway, is hard surfaced and maintained from the street to the storage area in order to permit clear access for fire trucks at any time to the open storage areas.

13. PUBLIC HEARING:	APPLICANT: Najib Atisha / A.L.I. 8 Mile LLC-USE-
REPRESENTATIVE:	Najib Atisha
COMMON DESCRIPTION:	11177 Eight Mile Road
LEGAL DESCRIPTION:	13-34-401-006
ZONE:	M-3

VARIANCES REQUESTED: Permission to -USE-

1. Allow hard surface parking in front yard setback on:
 - a. East side of property to within 20' of the south property line.
 - b. West side of property to within 18' of the south property line.
2. To waive 70,243 square feet of required off street parking.
3. To waive the required greenbelt and/or wall and allow a steel/metal fence on the east property line.
4. To allow parking spaces to be 20' in length on the east property line.
5. To waive the required hard surface and drainage and allow asphalt millings.
6. To allow an outdoor scrap metal processing.
7. **To allow a second hand goods business to within 172.3 feet from residential.**
8. To allow a 12 foot greenbelt along the west property line.

ORDINANCES and REQUIREMENTS:

Section 2.26 Paragraph (b): Greenbelt, 20' wide, a decorative masonry wall, not more than six (6) feet in height and not less than eight (8) inches in thickness may be substituted for the greenbelts, upon approval of the Planning Director, and shall be maintained in an attractive condition and structurally sound.

Section 4.32 Paragraph (h) Item 23: One (1) square foot of parking area required for each sq. ft. of floor area for buildings in M-3 Districts.

Section 4.32 Paragraph (i): All spaces that abut a continuous curb required in accordance with Section 16.07 of this Ordinance or a common property line shall be laid out with 22' length.

Section 4.32 Paragraph (k): All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced, shall be maintained in a usable dustproof condition, shall be graded and drained to dispose of all surface water, provide protective bumper curbs as per Sections [4.32](#) (i) and 16.07, and shall otherwise comply with [Section 2.46](#) and 16.05 of this Ordinance.

Section 17.02 Item (a): Front Yard, Front yard setback shall be 150 feet.

Section 17.02 Item (c): Greenbelt, Along all zoning district boundary lines which border on a more restrictive zoning district. Along all street property lines but may be omitted along the front yard when the front yard is landscaped. 20' wide as per [Section 2.26](#)

Section 17.02 Item (s): Open Storage other than Junk. All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. In M-3 and M-4 zones the Planning Commission shall determine whether screening of the outside storage is necessary based on the relationship of the storage to properties zoned residential as identified in Section 3.01 (1—7) of the Zoning Ordinance.

Section 17.02 Item (v): Off-street parking for any permitted use as required and regulated by [Section 4.32](#).

Section 14.01 Paragraph (r): Pawnshops and second hand dealer shall be permitted in C-2 if the following locational criterion is complied with ITEM 1: The site for a pawnshop or second hand dealer shall be located more than five hundred (500) feet from all residential districts.

14. NEW BUSINESS

15. ADJOURNMENT

Sherry Brasza
Secretary of the Board