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Judy Furgal, Vice-Chairwoman  
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Zoning Board of Appeals  
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## AGENDA

A Regular Meeting of the Zoning Board of Appeals – Wednesday, **October 14, 2015** at **7:30 p.m.** at 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 Meeting of September 9, 2015 and September 23, 2015.**

6. PUBLIC HEARING

**APPLICANT: Mr. David Draper-USE-**

*(Rescheduled from 6/10/15, 7/8/15, 8/12/15 and 9/9/15)*

REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 8129 Westminster  
LEGAL DESCRIPTION: 13-34-304-033  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to:-USE-**

Have a three family dwelling, upper, lower units and basement unit, in a single family residential zone.

**ORDINANCES and REQUIREMENTS:**

**Section 5.01 thru 7.01: Uses in residential districts:** Multi family dwellings are not allow in single family districts

7. PUBLIC HEARING

**APPLICANT: 23328 Sherwood LLC**

*(Rescheduled from 8/26/15 and 9/23/15)*

REPRESENTATIVE: Mr. Kerm Billette PCP  
COMMON DESCRIPTION: 23328 Sherwood  
LEGAL DESCRIPTION: 13-28-452-014  
ZONE: M-2 & C-3

**VARIANCES REQUESTED: Permission to:**

1. Operate an auto repair facility adjacent to residential to the east, as per the plan.
2. Waive the required masonry wall along the north east property line (vacated alley).
3. Waive 21 required off street parking spaces.
4. Allow 17 repair vehicles in lot.

**ORDINANCES and REQUIREMENTS:**

**Section 14.01 Paragraph (j): Uses permitted.** Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that such establishments are located **at least two hundred (200) feet from any residential district** or are operated on the premises of and in conjunction with an automobile dealership in a building with appropriate filtering system to prevent emission of paint odors and **with a masonry wall facing any such residential district**, which shall have sound retarding insulation, **shall have no doors other than any door required by law as a fire exit**, and shall have no windows but may have glass block areas to transmit light.

**Section 4.32 (h)(20):** Parking required for service shops: one (1) parking space for each five hundred (500) square feet of floor area.

**Section 4.32 (h)(23): Parking for warehouse:** 100% of the floor area required in off street parking.

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|----|---------------------|---------------------------------|
| 8. | PUBLIC HEARING      | <b>APPLICANT: Rebecca Gomez</b> |
|    | REPRESENTATIVE:     | Same as above.                  |
|    | COMMON DESCRIPTION: | 32125 St. Anne Drive            |
|    | LEGAL DESCRIPTION:  | 13-04-153-010                   |
|    | ZONE:               | R-1-C                           |

**VARIANCES REQUESTED: Permission to:**

Retain a six (6) foot wood privacy fence installed with the good side facing inward as per the plan. It was installed in 2010 without a permit. The ordinance was amended in 2013 to have the good side facing outward.

**ORDINANCES and REQUIREMENTS:**

**Section 4D.11:** All supporting posts, cross-members and hardware of all fences shall face toward the interior of the lot of the person erecting the fence, except in the case of an opaque fence, which shall be uniform in appearance as viewed from both sides.

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|----|---------------------|-----------------------------------|
| 9. | PUBLIC HEARING      | <b>APPLICANT: Mr. Robert Maes</b> |
|    | REPRESENTATIVE:     | Same as above.                    |
|    | COMMON DESCRIPTION: | 13078 Thirteen Mile Road          |
|    | LEGAL DESCRIPTION:  | 13-11-226-002                     |
|    | ZONE:               | R-1-C                             |

**VARIANCES REQUESTED: Permission to:**

Construct a detached garage 24' x 20' = 480 sq. ft. in addition to an existing carport 12' x 22' = 286 sq. ft. and a shed 10' x 8' = 80 sq. ft.  
Total of 846 sq. ft. of accessory structures.

**ORDINANCES and REQUIREMENTS:**

**Section 5.20 Paragraph (i): Uses permitted.** Only one private garage for each residential lot... All garages and/or accessory buildings shall not exceed a total of seven-hundred (700) square feet floor area.







**ORDINANCES and REQUIREMENTS:**

**Section 17.02 Paragraph (a): Industrial Standards.** Front yards. In an M-2 zone where a front yard has been established by the majority of the existing building in a block, all building hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 Zone shall be required to set back further than fifty (50) feet.

**Section 17.02 Paragraph (b): Industrial Standards.** Side and rear yards M-2: Shall be twenty (20) feet each.

**Section 4.32 Item (22): Off-street parking requirements.** One parking space for each one-hundred fifty (150) sq. ft. of building.

**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.

**Section 4A.17 Paragraph (b):** All freestanding signs or ground signs shall be set back from the "right-of-way" line a minimum distance equal to the height.

**Section 4A.35 (b):** One freestanding on premise sign of a size not to exceed seventy-five (75) sq. ft. shall be allowed in M-2 districts.

17. NEW BUSINESS

18. ADJOURNMENT

Roman Nestorowicz  
Secretary of the Board