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Zoning Board of Appeals
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – **Wednesday, December 14, 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 Meeting of November 16.**

6. PUBLIC HEARING: **APPLICANT: Outfront Media-USE-**
(Rescheduled from 11/16/16)
REPRESENTATIVE: Caren Burdi, Attorney
COMMON DESCRIPTION: 28219 Mound
LEGAL DESCRIPTION: 13-17-278-016
ZONE: C-1

VARIANCES REQUESTED: Permission to-USE-

1. Allow the edge of the billboard to be 15 feet from the south property line along Elmer Avenue.
2. Allow a billboard on property that abuts residential property to the west.
3. Allow a billboard in a C-1 zone.

ORDINANCES and REQUIREMENTS:

Section 4A.51: Billboard setbacks: Off-premise signs and billboards shall be set back pursuant to the setback regulations of the zoning district where the sign is located.

Section 13.06: Setbacks: The width of a side yard abutting upon a street shall be not less than fifteen (15) feet when rear yards abut rear yards. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall be not less than twenty-five (25) feet.

Section 4A.48 Paragraph (a): Except as regulated by the Highway Advertising Act, billboards of a size not exceeding four hundred (400) square feet are allowed in M-3 and M-4 industrial zones, provided that the billboard is located no closer than five hundred (500) feet from any residential use.

Section 4A.53: Off-premise signs prohibited. Off-premise signs and billboards shall be prohibited in the following districts: a) Residential districts; b) Parking districts; c) Professional business districts; d) Office districts; e) Special services districts; f)

Commercial business districts; g) M-1 and M-2 industrial districts.

7. PUBLIC HEARING: **APPLICANT: Marquerite Gough**
 REPRESENTATIVE: Marquerite Gough
 COMMON DESCRIPTION: 20934 Van Dyke Avenue
 LEGAL DESCRIPTION: 13-34-352-005
 ZONE: C-2 & R-1-P

VARIANCES REQUESTED: Permission to

Operate a Service Appliance Shop including the sale of secondhand appliances, in the existing building, on the property adjacent to Residential District and less than 1,000 feet from another secondhand dealer.

ORDINANCES and REQUIREMENTS:

Section 4.17 (a & d): Non-conforming use. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this Ordinance may be continued, provided that the building or use thereof shall not be structurally changed, altered or enlarged. Nothing in this Ordinance shall prohibit the alteration... provided the same does not involved any increase in height, area, bulk, or change of use.

Section 14.01 Paragraph (r) Items 1 & 2: Pawnshops and secondhand dealers shall be permitted in the following locational criteria are complied with: 1) The site for a pawnshop or secondhand dealer shall be located more than five hundred (500) feet form the following zoning districts: R-1-A, R-1-B, R-1-C, R-1-P, R-2, ... and 2) The site must be located more than one thousand (1,000) feet from a site having a pawnshop or second hand dealer... or more than one thousand (1,000) feet from to the property line of any public or private educational institution licensed by the State...

8. PUBLIC HEARING: **APPLICANT: General Motors**
 REPRESENTATIVE: Robert A. Grant
 COMMON DESCRIPTION: 30003 Van Dyke Avenue
 LEGAL DESCRIPTION: 13-09-400-002
 ZONE: M-3

VARIANCES REQUESTED: Permission to

Construct an 8 foot high, opaque screen, fence around an interior parking lot near the infotainment addition.

ORDINANCES and REQUIREMENTS:

Section 4D.38: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

9. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
 REPRESENTATIVE: Kevin Deters
 COMMON DESCRIPTION: 27332 Van Dyke
 LEGAL DESCRIPTION: 13-15-351-046
 ZONE: C-1 & R-1-P

VARIANCES REQUESTED: Permission to

Replace the existing ground signs with one pole sign 24' x 13.75' = 330 sq ft on existing poles at 32.5' high and to the west property line.

ORDINANCES and REQUIREMENTS:

Section 4A.35 Paragraph (c): Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Section 4A.35 Paragraph (b): One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed.

Section 4A.11 Item 22: Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

- 12. PUBLIC HEARING: **APPLICANT: Great Lakes Renaissance Prop LLC-USE-**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 20726 LaSalle
- LEGAL DESCRIPTION: 13-36-453-027
- ZONE: C-2

VARIANCES REQUESTED: Permission to-USE-

Have a two family dwelling, upper, and lower units in a general business district.

ORDINANCES and REQUIREMENTS:

Section 13.01(a): Uses in General Business Districts: All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude over-night, weekly or monthly transient living quarters.

13. NEW BUSINESS

14. ADJOURNMENT

Sherry Brasza
Secretary of the Board