



Steve Watripont, Chairman
Judy Furgal, Vice-Chairwoman
Roman Nestorowicz, Secretary
Jennifer Vigus, Asst. Secretary
Jean Becher
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Zoning Board of Appeals
Office of the City Council
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – Wednesday, December 10, 2014
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 November 5, 2014**

6. PUBLIC HEARING **APPLICANT: Roy Mills-USE-**
(Rescheduled from 4/23/14, 5/28/14, 7/9/14, 9/10/14, 9/24/14, and 11/5/14)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 7552 Republic
LEGAL DESCRIPTION: 13-28-483-005
ZONE: R-1-C

VARIANCES REQUESTED: Permission to-USE-

Have a two family dwelling, upper and lower units, in a single family residential zone.
Note: This is not on the list for a legal non-conforming two family dwelling.

ORDINANCES and REQUIREMENTS:

Section 5.01 thru 7.01: Uses in residential districts: Multi family dwellings are not allowed in single family districts.

7. PUBLIC HEARING **APPLICANT: Dorotheos Kalis-USE-**
(Rescheduled from 8/27/14, 9/24/14, and 11/5/14)
REPRESENTATIVE: James Stolakis
COMMON DESCRIPTION: 5701 Chicago Road
LEGAL DESCRIPTION: 13-05-278-009
ZONE: "O" Office

VARIANCES REQUESTED: Permission to-USE-

Use existing 2 story building for multiple family dwellings.

ORDINANCES and REQUIREMENTS:

Section 13A.01 Paragraph A Item 1: Use regulations in O Districts.

In all O Districts, no building or land, except as otherwise provided in this Ordinance, shall be erected or altered except for one (1) or more of the following uses:

All uses permitted in PB or R-1-P Districts, except residential dwellings.

8. PUBLIC HEARING **APPLICANT: Tom/Tamras Tamou**
(Rescheduled from 9/24/14 and 11/5/14)
REPRESENTATIVE: Tom Tamou
COMMON DESCRIPTION: 13590 Fourteen Mile
LEGAL DESCRIPTION: 13-02-228-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

1. Allow a drive thru restaurant less than 200' from an intersection.
2. Waive the required four (4) foot fence around the property.
3. Waive 10 required parking spaces per the plan.

ORDINANCES and REQUIREMENTS:

Section 14.01 Paragraph (k): Drive in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing and it is found that the proposed drive in restaurant meets all the requirements of the Zoning Ordinance and the following standards: **Item 1:** Be so located and designed to eliminate undue congestion in the public streets: (a) be two hundred (200) feet from the intersection; and (b) be limited to two (2) curb cuts **and if the property is less than one hundred fifty (150) feet wide, be limited to one (1) curb cut.** **Item 4:** Drive-in restaurant properties shall be completely enclosed with a chain link fence with a height of four (4) feet....

Section 4.32 Paragraph (h) Item 17: Restaurants require one (1) parking space for each one hundred (100) square feet of floor area, plus one (1) parking space for each four (4) employees.

Section 4.32 Paragraph (h) Item 22: Retail establishments require one (1) parking space for each one hundred fifty (150) square feet of floor space.

9. PUBLIC HEARING **APPLICANT: Asim Cehajic**
(Rescheduled from 6/11/14, 7/23/14 and 9/10/14)
REPRESENTATIVE: Asim Cehajic/Kerm Billette PCP
COMMON DESCRIPTION: 21329 Groesbeck Hwy
LEGAL DESCRIPTION: 13-35-330-016
ZONE: M-2

VARIANCES REQUESTED: Permission to

1. Construct a pole barn (34 ft x 34 ft = 1,156 sq. ft.) to less than five (5) feet of the north property line and seven (7) feet of the west property line.
2. Outdoor storage for truck parking on gravel as per the plan.

ORDINANCES and REQUIREMENTS:

Section 17.02 Paragraph (b): Side yards and rear yards. M-2, 20 feet each.

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 residentially zoned areas... Further, the designated area shall not exceed 50% of the building size and in M-2 zones the designated area shall not be located any closer than seventy-five (75) to the front property line....

10. PUBLIC HEARING **APPLICANT: Gary Oram, Infiniti Express Quality 1**
Truck & Trailer Repair
(Rescheduled from 7/23/14 and 10/8/14)
REPRESENTATIVE: Kerm Billette PCP

