



Steve Watripont, Chairman
Judy Furgal, Vice-Chairwoman
Roman Nestorowicz, Secretary
Jennifer Vigus, Asst. Secretary
Jean Becher
Jules Descamps
Ann Pauta
Sherry Brasza
Nick Hawatmeh

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren MI 48092
Ph. (586)258-2060
Fax: (586)268-0606

AGENDA

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

6. PUBLIC HEARING **APPLICANT: Ms. Debra L. Santiago**
(Rescheduled from 8/27/14)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 13345 St. Andrews Ave.
LEGAL DESCRIPTION: 13-35-277-012, 013 and 014
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 20' x 16' = 320 sq. ft. shed to no less than 10 feet of the north property line and to no less than 10' of the west property line with a second floor for storage.

ORDINANCES and REQUIREMENTS:

Section 4.20 Paragraph (a): All accessory structures shall not exceed one story; shall conform to and shall not project beyond the existing building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement.

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: 23328 Sherwood, LLC/
Jeffrey Brodsky-APPEAL-**
REPRESENTATIVE: Seymour Mandell
COMMON DESCRIPTION: 23328 Sherwood
LEGAL DESCRIPTION: 13-28-452-014
ZONE: M-1, C-3

VARIANCES REQUESTED: Permission to-APPEAL-

- 1) Appeal the decision of the Building Division as to defining what constitutes warehouse purpose.

LEGAL DESCRIPTION: 13-34-304-038
ZONE: C-2

VARIANCES REQUESTED: Permission to

1. Waive 7 additional parking spaces.
2. Allow a building addition and dumpster enclosure to be constructed to the rear (south) property line.

ORDINANCES and REQUIREMENTS:

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

Section 14.09: In C-2 Districts, a rear yard of not less than twenty (20) feet shall be required.

16. NEW BUSINESS

17. ADJOURNMENT

Roman Nestorowicz
Secretary of the Board