



Caren M. Burdi, Secretary
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Zoning Board of Appeals
Office of the City Council
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Warren MI 48092
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – Wednesday, February 12, 2014
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 January 8, 2014.**

6. PUBLIC HEARING **APPLICANT: GM Powertrain/Mr. Kevin Field,
Assist. Plant Manager**

REPRESENTATIVE: Mr. Patrick Clark/Fairmont Sign Co.
COMMON DESCRIPTION: 6275 9 Mile and 23500 Mound
LEGAL DESCRIPTION: 13-28-300-018
ZONE: M-4 & M-2

**VARIANCES REQUESTED: Permission to:
To install directional signs as follows:**

1. **Sign #1:** overall height 7 ft. - 7 inches, 3ft. – 6inch under clearance; 4 ft. – 1 inch x 3 ft. – 4 inches = 13.59 sq. ft. setback 528 ft. 4 inches as per the plan.
 2. **Sign #2:** overall height 9 ft. – 6 inches, 6 ft. – 6 inch under clearance; 3 ft. x 5 ft. = 15 sq. ft. with a 7 ft. – 6 inch setback as per the plan.
 3. **Sign #3:** overall height 12 ft. – 1.5 inches, 6 ft. – 6 inch under clearance, 5 ft – 7.5 inches x 7 ft. = 39.41 sq. ft. with a 7 ft.– 2 inch setback as per the plan.
- (Please Note Sign #4 has previous ZBA Approval and this is the reason the numbering of signs skips to #5).**
4. **Sign #5:** overall height 7 ft. – 9.125 inches, 5 ft. under clearance; 2 ft. - 9.125 inches x 6 ft. = 16.56 sq. ft. setback 384 ft. as per the plan.
 5. **Sign #6:** Overall height 8 ft., 2 ft. – 4 ½ inches under clearance; 5ft. – 7.5 inches x 7 ft. = 39.41 sq. ft. with a 2 ft. setback as per the plan.
 6. **Sign #7:** Overall height 8 ft., 5 ft. under clearance; 3 ft. x 5 ft. = 15 sq. ft. setback 246 ft. 9 inches as per the plan.

Total 138.97 sq. ft. six (6) new ground signs.

ORDINANCES and REQUIREMENTS:

11. PUBLIC HEARING **APPLICANT: Thrifty Florist of Warren**
REPRESENTATIVE: Ms. Linda Grogan
COMMON DESCRIPTION: 29010 Schoenherr Road
LEGAL DESCRIPTION: 13-12-353-010, -027, & -025
ZONE: C-1 & P

VARIANCES REQUESTED: Permission to:

To conduct a SEASONAL **outdoor sales operation in a “P” District** from March 31, 2014 through January 8, 2015, (788 sq. ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line as per site plan and same as last year.

ORDINANCES and REQUIREMENTS:

Section 4.46 Paragraph (a): The goods, items or articles sold or activities conducted as part of any outdoor retail sale must be consistent with the zoning district where the parcel is located.

Section 16.01: Uses Permitted. In all P Districts, no land shall be used for any other use than automobile parking of private passenger vehicles.

12. PUBLIC HEARING **APPLICANT: Custom Sign Center (Bob Reed)**
REPRESENTATIVE: Mr. James Brooks
COMMON DESCRIPTION: 20700 Mound
LEGAL DESCRIPTION: 13-33-300-012
ZONE: C-2 & P

VARIANCES REQUESTED: Permission to:

Permission to install a menu sign 6.5' x 4.6' = 29.9 sq. ft. to replace an existing 24 sq. ft. menu sign approved by the Zoning Board of Appeals on February 14, 1979. The total of all ground signs would increase by 5.9 sq. ft. for a new total of 242.9 sq. ft.

ORDINANCES and REQUIREMENTS:

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 in commercial business districts zoned C-2.

13. PUBLIC HEARING **APPLICANT: Dr. Salim Meram M.D.**
REPRESENTATIVE: Same
COMMON DESCRIPTION: 28673 Hoover
LEGAL DESCRIPTION: 13-15-229-043
ZONE: C-1

VARIANCES REQUESTED: Permission to:

To waive twenty-three (23) required parking spaces for a Medical Office as per the plan.

ORDINANCES and REQUIREMENTS:

Section 4.32 Paragraph (h) Item 18: Required Off-street Parking. Medical and Dental Clinics – One (1) parking space for each one hundred (100) square feet of usable floor area and one (1) parking space for each examining room, dental chair or similar use area. In no event shall there be less than three (3) spaces per doctor plus one (1) space for each two (2) employees.

17. NEW BUSINESS

18. ADJOURNMENT

Caren M. Burdi
Secretary of the Board