



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

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, March 11, 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 February 11, 2015**

6. PUBLIC HEARING                      **APPLICANT: Mr. Roy Mills-USE-**  
(Rescheduled from 4/23/14, 5/28/14, 7/9/14, 9/10/14, 9/24/14, 11/5/14,  
12/10/14, 2/11/15)

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.

**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: Produce Palace International, Samuel  
(Rescheduled from 2/11/15)                      and Sharon Hope Katz**  
REPRESENTATIVE:                      Kerm Billette  
COMMON DESCRIPTION:              29200-29300 Dequindre Road  
LEGAL DESCRIPTION:                  13-07-351-002  
ZONE:                                        C-1

**VARIANCES REQUESTED: Permission to**

1. Conduct a Seasonal Outdoor sales operation in front of the store from April 1, 2015 thru December 31, 2015.
2. Continue the variance waiving seventy-two (72) parking spaces granted April 24, 1996, and the thirty-six (36) waived on June 24, 1995, for a total of one hundred eleven (111) spaces in order to operate the outdoor sales.







COMMON DESCRIPTION: 5785 Eight Mile Road (5741, 5723, 5715, 5705 and 5703 Eight Mile Road, 20735 Albandy and 20734 Syracuse)  
LEGAL DESCRIPTION: 13-32-482-037 (13-32-482-036, 13-32-482-035, 13-32-482-034, 13-32-482-033, 13-32-482-032, 13-32-482-031, 13-32-482-016)  
ZONE: C-2 & R-1-P

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

1. Allow the expansion of an existing Use Car Lot into an R-1-P District.
2. Allow the expansion of an existing Use Car Lot adjacent to an R-1-P zoned district.
3. Allow the expansion of an existing Use Car Lot less than 700' from a proposed Use Car Lot at 20787 Mound Road.
4. Allow hard surface for parking to the front property line and to the side property lines (north and south) as per the plan.
5. Allow 28 vehicles to be stores on property Zoned R-1-P, as per the plan.
6. Allow Used Cars to be parked in a stacked formation as per the plan.
7. Waive the required wall/greenbelt along the north property line.
8. Install an 8 foot tall wrought iron fence as follows:
  - 114' along the north property line (25' extends into the required setback)
  - 160' along the west property line in the require setback
  - 114' along the south property line in the required setbacks, as per the plan.Total of 388 linear feet of wrought iron fence.
9. Waive 8 required customer parking spaces.

**ORDINANCES and REQUIREMENTS:**

**Section 4D.07 – Setback required.** Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

**Section 4D.08 – Fences, walls and landscape screens in front yard between building line and front property line.** No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

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

**Section 4D.39 – Location.** All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

**Section 8.01 Paragraph (a)(b): Uses permitted.** In all R-1-P Districts, no building or land, except as otherwise provided for, shall be erected or used except for one or more of the following specified uses: (a) all uses permitted and as regulated in R-1-C Districts; (b) parking of private passenger motor vehicles are prescribed in Article XVI.

**Section 8.06 Side Yards:** All lots in R-1-P Districts shall have two (2) side yards each having a width of not less than five (5) feet and the combined width of both side yards shall be not less than thirteen (13) feet.

**Section 14.04 Greenbelt:** All non-residential uses, when adjacent to an existing residence or residential district, shall provide and maintain a twenty (20) foot greenbelt, or decorative wall, in compliance with Section 2.26 of this ordinance.

**Section 14.06:** A front yard setback of fifteen (15) feet is required in C-2 Districts.

