



Caren M. Burdi, Secretary  
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Steven M. Watripont, Vice Chairperson

Zoning Board of Appeals  
Office of the City Council  
5460 Arden, Ste. 505  
Warren MI 48092  
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## AGENDA

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

6. PUBLIC HEARING                      **APPLICANT: Dr. Salim Meram M.D.**  
**(Rescheduled from 2/12/14)**  
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.

7. PUBLIC HEARING                      **APPLICANT: Produce Palace International**  
REPRESENTATIVE:                      Mr. Samuel Katz or Sharon Hope Katz, Owner  
COMMON DESCRIPTION:                29200-2900 Dequindre  
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, 2014 thru December 31, 2014.



**VARIANCES REQUESTED: Permission to:**

Conduct the operation of an "L" shaped open air sales area (approx. 3,006 sq. ft. in a "P" Zone), 9' from the front property line from May 1, 2014 to December 31, 2014 and to waive 16 required off-street parking spaces per the site plan.

**ORDINANCES and REQUIREMENTS:**

**Section 4.32 Paragraph (h) Item 22:** One (1) parking space required for each 150 sq. ft. of floor space and outdoor sales/storage areas combined.

**Section 4.52 Item (i):** Zoning District must be consistent...where the area is located,

**Section 13.04: Front Yard:** A fifteen (15) foot front yard setback shall be provided.

**Section 16.02: Limitation of the use. Paragraph (a): Uses in (p) parking zone:** Parking with or without charge of passenger vehicles.

10. PUBLIC HEARING                      **APPLICANT: Royal Granite and Marble**  
REPRESENTATIVE:                      Mr. Kerm Billette, PCP  
COMMON DESCRIPTION:                3231 10 Mile  
LEGAL DESCRIPTION:                    13-19-452-019  
ZONE:                                        M-2

**VARIANCES REQUESTED: Permission to:**

Waive 1,684 sq. ft. of hard surfaced off street parking.

**ORDINANCES and REQUIREMENTS:**

**Section 4.32 Paragraph (h) Item 23:** One (1) square foot of parking area required for each square foot of floor area for buildings in an M-2 District.

11. PUBLIC HEARING                      **APPLICANT: Sadier Abro**  
REPRESENTATIVE:                      Michael Zacks/Bright Star Signs/Sadier Abro  
COMMON DESCRIPTION:                7221 – 7255 9 Mile  
LEGAL DESCRIPTION:                    13-28-480-021  
ZONE:                                        C-2

**VARIANCES REQUESTED: Permission to:**

Install a ground sign with an LED message center as per the plan. The sign complies with the Sign Ordinance for size, setback and under clearance. (5 ft. x 10 ft.= 50 sq. ft. tenant spaces, 3 ft. x 8 ft. = 24 sq. ft. LED reader board (74 sq. ft. total), 20 ft. in height, 12 ft. under clearance with 20 ft. setback from 9 Mile property line and 20 ft. from the Peters property line.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.14 Paragraph (a): Prohibited signs.** Signs that utilize flashing, blinking, intermittent or moving lights or exposed incandescent light bulbs.

**Section 4A.11 Item (7): Changeable Copy Sign.** A sign whose informational content can be changed or altered by manual, electric, electro-mechanical or electronic means.

12. PUBLIC HEARING                      **APPLICANT: T. G. Warren**  
REPRESENTATIVE:                      Mr. Michael E. Tobin, President  
COMMON DESCRIPTION:                26160 Regency Club Drive  
LEGAL DESCRIPTION:                    13-24-276-022, 030 & 031  
ZONE:                                        R-3

**VARIANCES REQUESTED: Permission to:**





altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this Ordinance for the district in which it is located.

**Section 4.32 Paragraph (h) Item 23:** One (1) square foot of parking area required for each square foot of floor area for buildings in an M-2 District.

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

16. NEW BUSINESS

17. ADJOURNMENT

Caren M. Burdi  
Secretary of the Board