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Zoning Board of Appeals
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – **Wednesday, April 27, 2016** 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 Meetings of March 9, 2016 and April 13, 2016.**

6. PUBLIC HEARING: **APPLICANT: Mr. Corry Johnson**
(Rescheduled from 2/10/16 and 3/9/16)
- REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 4090 Tuxedo Drive
LEGAL DESCRIPTION: 13-05-102-010
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

1. Remove existing shed and construct a 2000 sq ft detached garage.
 2. Remove detached garage and construct an 800 sq ft attached garage.
- Total accessory buildings = 2800 sq ft.

ORDINANCES and REQUIREMENTS:

Section 5.01 Paragraph (i): ... All garages and/or accessory building shall not contain more than seven hundred (700) square feet of floor area. Only one (1) private garage for each residential lot is allowed.

7. PUBLIC HEARING: **APPLICANT: Mr. Glenn Holman-USE-**
(Rescheduled from 3/9/16)
- REPRESENTATIVE: Kerm Billette PCP, Glenn and Larry Holman
COMMON DESCRIPTION: 3599 Nine Mile Road
LEGAL DESCRIPTION: 13-30-453-031
ZONE: C-1

VARIANCES REQUESTED: Permission to-USE-

1. Operate an automotive repair business (major) in a C-1 zoned district.
2. Allow an automotive repair business (major) adjacent to a residential district.

ORDINANCES and REQUIREMENTS:

Section 13.01: Uses permitted. Major auto repair is not allowed in a C-1 district.

Section 14.01(j): Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that **such establishments are located at least two hundred (200) feet from any residential district.**

8. PUBLIC HEARING: **APPLICANT: Lisa Gardner**
 (Rescheduled from 4/13/16)
 REPRESENTATIVE: Same as above
 COMMON DESCRIPTION: 11122 Sunburst
 LEGAL DESCRIPTION: 13-22-254-010
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a six (6) foot wood privacy fence installed with the good side facing inward as per the plan.

ORDINANCES and REQUIREMENTS:

Section 4D.11: All supporting posts, cross-members and hardware of all fences shall face toward the interior of the lot of the person erecting the fence, except in the case of an opaque fence, which shall be uniform in appearance as viewed from both sides.

9. PUBLIC HEARING: **APPLICANT: WWT Booster Club**
 REPRESENTATIVE: Mr. Norbert Coles
 COMMON DESCRIPTION: 13400 Twelve Mile Road
 LEGAL DESCRIPTION: 13-14-226-013
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Conduct Annual Spring Fair in the parking lot from Friday, May 20, 2016 to Sunday, May 22, 2016 as follows:

Friday, May 20, 2016	4 p.m. to 12 a.m.
Saturday May 21, 2016	noon to 12 a.m.
Sunday May 22, 2016	noon to 11 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Fairs require the approval of the Zoning Board of Appeals

10. PUBLIC HEARING: **APPLICANT: Gene and Debera Guenther**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 2108 E Thirteen Mile
 LEGAL DESCRIPTION: 13-07-101-007
 ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Remove an existing garage and construct a detached garage (40' x 30' = 1200 sq ft) in addition to an existing attached garage (440 sq ft) for a total of 1640 sq ft of accessory buildings.

ORDINANCES and REQUIREMENTS:

Section 5.01 Paragraph (i): ... All garages and/or accessory building shall not contain more than seven hundred (700) square feet of floor area. Only one (1) private garage for each residential lot is allowed.

11. PUBLIC HEARING: **APPLICANT: X-finity Freight Systems, Inc**
Jane Neuman
- REPRESENTATIVE: Kerm Billette PCP
COMMON DESCRIPTION: 25585 Sherwood
LEGAL DESCRIPTION: 13-21-326-006
ZONE: M-3

VARIANCES REQUESTED: Permission to

Permission to waive the required greenbelt or masonry wall along the rear (west) property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (c): Greenbelt. Along all zoning district boundary lines which border on a more restrictive zoning district.

Section 2.26 (a): Greenbelt. An eight (8) foot greenbelt shall be maintained on a healthy growing condition by either the occupant or owner of the property.

A decorative masonry wall may be substituted for the above greenbelt, upon approval of the Planning Director, and shall be maintained in an attractive condition and structurally sound.

12. PUBLIC HEARING: **APPLICANT: Mr. Bryon Gibbs**
- REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 8527 Thirteen Mile
LEGAL DESCRIPTION: 13-03-377-003
ZONE: C-2 & P

VARIANCES REQUESTED: Permission to

Operate a second hand goods/antique business 200' from residential zone.

ORDINANCES and REQUIREMENTS:

Section 14.01 Paragraph (r): Pawnshops and second hand dealer shall be permitted in C-2 if the following locational criterion is complied with. ITEM 1: The site for a pawnshop or second hand dealer shall be located more than five hundred (500) feet from all residential districts.

13. PUBLIC HEARING: **APPLICANT: Sami Youkhana**
- REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 28697 Mound Road
LEGAL DESCRIPTION: 13-17-227-019
ZONE: C-2

VARIANCES REQUESTED: Permission to

Relocate the existing freestanding sign 90" x 114.25" (71.41 square feet), overall height 20' with a 12'-6" under clearance to the front property line as per the plans.

ORDINANCES and REQUIREMENTS:

Section 4A.17 Paragraph (b): All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

14. PUBLIC HEARING: **APPLICANT: Gregory Jackson**
Prestige Cadillac
REPRESENTATIVE: Gregory Jackson.Anthony Delicoli/
Anika Jackson/Josh Wagensomer
COMMON DESCRIPTION: 29900 Van Dyke
LEGAL DESCRIPTION: 13-10-301-016
ZONE: C-2

VARIANCES REQUESTED: Permission to

Install four wall signs as follows:

1. One (1) sign 1'6"x8'6" = 12.75 sq. ft. (Prestige) on the west elevation
2. One (1) sign 2'1"x5'x5" = 11.285 sq. ft. (Cadillac Logo) on the west elevation
3. One (1) sign 3'6"x15'10" = 55.417 sq. ft. (Cadillac Script) on the west elevation
4. One (1) sign 3'0"x15'10" = 47.5 sq. ft. (Certified Service) on the west elevation
5. One (1) sign 1'6"x4'0" = 6 sq. ft. (Parts) on the south elevation

TOTAL OF 132.952 sq. ft. of wall signage.

Install ground signs as follows:

1. One (1) ground sign: (Certified Pre-owned) 36' overall height from grade; 11' 3.25" x 11' 3.25" = 127.69 sq. ft., located 17 feet from property line as per plan. (North entrance)
2. One (1) ground sign: (Cadillac Brand) 47' overall height from grade; 15' 0.5" x 11' 0.5" = 228.01 sq. ft., located approximately 20 feet from property line as per plan. (South entrance)
3. One (1) ground sign: (Directional sign) 8' 8" overall height from grade; 3' 2" x 12' 6" = 39.584 sq. ft. with an under clearance of 5' 6".

ORDINANCES and REQUIREMENTS:

Section 4A.35 Paragraph (c): Total wall signage of a size not to exceed forty (40) sq ft shall be allowed for each business in C-1, C-2, C-3, M-1 and M-2.

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.

Section 4A.17 Paragraph (b): All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

Section 4A.19: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign, structure, excluding monument signs.

15. PUBLIC HEARING: **APPLICANT: Extra Credit Union**
REPRESENTATIVE: Mr. Mike Kean/LaVanway Sign Co.
COMMON DESCRIPTION: 6611 Chicago Road
LEGAL DESCRIPTION: 13-04-329-008
ZONE: M-2 & R-1-P

VARIANCES REQUESTED: Permission to

Install a new LED message center on existing foundation with an overall height of seven (7) feet. The new sign in total will measure 84" x 168" = 98 sq ft with the LED portion measuring 36" x 168" = 42 sq ft.

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.

Section 4A.11 Item (22): Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

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.

16. PUBLIC HEARING:

**APPLICANT: NOVA Consultants Inc/
GM Warren Transmission Operations –
Greg Combs, Facility Area Manager**

REPRESENTATIVE:

Jeff Eckhout – Project Manager

COMMON DESCRIPTION:

6275 Nine Mile Road

LEGAL DESCRIPTION:

13-28-300-018

ZONE:

M-4 & M-2

VARIANCES REQUESTED: Permission to

1a. Install a ground mounted solar photovoltaic (PV) system to within approximately 40 feet from the Nine Mile property line.

1b. Install a ground mounted solar photovoltaic (PV) system to within approximately 51.5 feet from the Mound property line.

2. Waive an additional 183,000 sq ft of required off-street parking.

3. Allow two (2) 6 ft x 4 ft signs in connection with solar photovoltaic.

4. Waive the landscape screen required per section 4D.44(a) at the corner of Nine Mile and Mound.

ORDINANCES and REQUIREMENTS:

Section 17.02(a) – Paragraph 1: All building lines and front yards shall be established no closer to the street than the future street line as established by the Master Thoroughfare Plan of the City of Warren. The front yard setback in an M-4 district is 200 feet.

Section 17.02(a) – Paragraph 3: In M-4 zones, front yards may be utilized for parking or vehicles provided that the front seventy-five (75) feet of a lot or tract in an M-4 district shall be landscaped and balance shall be depressed at least two (2) feet so as to have all parked vehicles therein, completely out of sight or view of the roadway.

Section 4.32 – Paragraph 23 off-street parking: Such space shall not be less than one (1) parking space for each four (4) employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred (100) per cent of the total floor area.

Section 4A.36: (M-4). Total wall signage of a size not to exceed one hundred and fifty (150) square feet shall be allowed for each building in industrial districts.

Section 4D.44(a): Landscape screen required. Screening of utility substation equipment shall be screened by evergreens on at least three (3) sides. Insofar as practical, screening shall exceed the vertical height of the equipment being screened by at least six (6) inches within two (2) years of planting.

17. NEW BUSINESS

18. ADJOURNMENT

Sherry Brasza
Secretary of the Board