

Section 4D.38 Height non-residential Zones: Fences shall not exceed six (6) feet in height.

Section 15.01 (e)(11)(f): The setback areas along street frontages shall not be used for the parking or for the storage/display of used cars.

Section 17.02 (a)(2): M-2 front setback is twenty-five (25) feet except for front yards affronting a Major Thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren shall be fifty (50) feet.

Section 15.01 (e)(2): Location criteria shall be 700 feet from the property line of any other site with an existing used car lot of the site of a proposed used car lot subject to review for approval. The site must be located more than 200 feet from the nearest lot line of property used as or zoned as R-1-P.

Section 15.01 (e)(13)(d): The setback areas along street frontages shall be landscaped.

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

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.

7. PUBLIC HEARING	APPLICANT: Produce Palace International,
(Reschedule from 4/9/14)	Samuel Katz, Owner
REPRESENTATIVE:	Sam Katz, or Sharon Hope Katz
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, 2014 thru December 31, 2014.
- 2) Continue the variance waiving seventy-two (72) parking spaces granted April 24, 1996, and the thirty-six (36) waived on June 14, 1995, for a total of one hundred eleven (111) spaces in order to operate the outdoor sales.
- 3) Allow festoons from 5 light poles to top of building as per the plans.

ORDINANCES and REQUIREMENTS:

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

Section 4.52 Paragraph (d): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

Section 4A.14 Prohibited Signs (c): Festoon signs (strings of flags).

8. PUBLIC HEARING	APPLICANT: Ariel Bingle
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	27653 Yvette Dr.
LEGAL DESCRIPTION:	13-14-426-027
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to:

ate filtering system to prevent emission of paint odors and **with a masonry wall facing any such residential district**, which shall have sound retarding insulation, shall have no doors other than any door required by law as a fire exit, and shall have no windows but may have glass block areas to transmit light.

Section 17.02 Paragraph (a) Items (1): *Front yards.* (Front yard in M-1 is 8 feet.)

Section 4D.39: Non Residential Fence Location: All fences shall no extend closer to the front lot line than the established front building line or front setback line.

Section 17.02, Item (s) Paragraph (2): Industrial Standards, Open storage other than junk... The designated area shall be hard surfaced and screened from the public street and any residentially zones areas... Further, the designated area shall not exceed 50 % of the building size and in M-1 zones the designated area shall not be located any closer than seventy-five (75) to the front property line...

15b. PUBLIC HEARING

**APPLICANT: Holman Construction
Mgmt. Services, Inc**

REPRESENTATIVE: Preston Steven

COMMON DESCRIPTION: 22840 Sherwood Ave and 6739, 6745 and ½ of 6751
Maxwell

LEGAL DESCRIPTION: 13-33-202-002, 13-33-202-012, 13-33-202-013,
13-33-202-014 (New parcel ID numbers to be
assigned for lot split and combinations) Parcel 2 and 3 are related.

ZONE: M-2 and M-1

VARIANCES REQUESTED: Permission to:

- 1) Allow auto repair to no less than 53.4 feet from a parcel zoned R-1-P.
- 2) Retain hard surfacing to the front property line on Maxwell.
- 3) Retain a six (6) foot chain link fence in the front setback on Maxwell.
- 4) Allow outdoor storage 3715 sq. ft. on Parcel 3 for Parcel 2 for vehicles waiting for repair, waiting pick up, trailers and for off road equipment, as per the plan.
- 5) Retain a building to the front property lines on Sherwood and Dodge.

ORDINANCES and REQUIREMENTS:

Section 14.01 Paragraph (i): Uses Permitted. 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** or are operated on the premises of and in conjunction with an automobile dealership in a building with appropriate filtering system to prevent emission of paint odors and **with a masonry wall facing any such residential district**, which shall have sound retarding insulation, shall have no doors other than any door required by law as a fire exit, and shall have no windows but may have glass block areas to transmit light.

Section 17.02 Paragraph (a) Items (1): *Front yards.* (Front yard in M-1 is 8 feet and 25 feet in M-2)

Section 4D.39: Non Residential Fence Location: All fences shall no extend closer to the front lot line than the established front building line or front setback line.

Section 17.02, Item (s) Paragraph (2): Industrial Standards, Open storage other than junk... The designated area shall be hard surfaced and screened from the public street and any residentially zones areas... Further, the designated area shall not exceed 50 % of the building size and in M-1 zones the designated area shall not be located any closer than seventy-five (75) to the front property line...

