



1. To conduct a Seasonal Outdoor sales operation in front of the store from April 1, 2014 thru December 31, 2014.
2. To 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: Sadier Abro**

(Rescheduled from 3/12/14)

REPRESENTATIVE:

Michael Zacks/Bright Star Signs/Sadier Abro

COMMON DESCRIPTION:

7221-7255 Nine 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 Nine 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.

9. PUBLIC HEARING

**APPLICANT: T.G. Warren**

(Rescheduled from 3/12/14)

REPRESENTATIVE:

Mr. Michael E. Tobin, Pres.

COMMON DESCRIPTION:

26160 Regency Club Drive

LEGAL DESCRIPTION:

13-24-276-022, 030 & 031

ZONE:

R-3

**VARIANCES REQUESTED: Permission to:**

1. To construct one (1) multi-family apartment building (8 units with no basements) in an existing apartment complex.
2. To construct one (1) multi-family building on a lot at 25.04 acres; less than 40.39 acres required.
3. Also to waive nine (9) required off-street parking spaces in conjunction with this development.
4. To construct a building to no less than 21 ft. on the south (front) property line as per the plan.

**ORDINANCES and REQUIREMENTS:**

**Section 10.03 Lot Area:** Every lot in an R-3 District on which a multiple family dwelling is to be erected shall provide a minimum lot area of seventy-two (7,200) square feet for the first living unit, and not less than four thousand (4,000) square feet of lot area for each additional efficiency unit or dwelling unit with one (1) or (2) bedrooms.....

**Article 4- General Provision, Section 4.26, Schedule 'A':** Every principal building within a multiple-family development shall be provided with a full basement as defined in Section 2.02.

**Section 4.32 Paragraph (h) Item (22): Multiple dwellings & efficiency apartments,** Two (2) parking spaces per dwelling unit. Where community or recreation type building has been included within the site plan there shall be provided one off-street parking space for each fifty (50) square feet of floor area for said building.

**Section 10.04 Front Yard:** Each lot in R-3 Districts shall have a front yard of not less than twenty-five (25) feet in depth for a one (1) story building plus ten (10) feet for each additional story or portion thereof.

10. PUBLIC HEARING                      **APPLICANT: Mr. Martin Foster**  
REPRESENTATIVE:                      Same as above.  
COMMON DESCRIPTION:              2608 Chicago Road  
LEGAL DESCRIPTION:                  13-06-327-009  
ZONE:                                        R-1-A

**VARIANCES REQUESTED: Permission to:**

Construct a second garage 24 ft. x 39 ft. = 936 sq. ft. in addition to an existing attached garage 24 ft. x 28 ft. = 672 sq. ft. Total 1,608 sq. ft. of accessory structures.

**ORDINANCES and REQUIREMENTS:**

**Section 5.20 Paragraph (i): Uses Permitted.** Only one private garage for each residential lot, All garages and/or accessory buildings shall not exceed a total of seven-hundred (700) square feet floor area.

11. PUBLIC HEARING                      **APPLICANT: Majed Marogy/Marogi Investment**  
REPRESENTATIVE:                      Majed Marogy/Mazin Maroci/Mauer Marogy  
COMMON DESCRIPTION:              20787 and 20809 Mound  
LEGAL DESCRIPTION:                  13-32-483-017 & 016  
ZONE:                                        M-2

**VARIANCES REQUESTED: Permission to:**

Operate a used car lot on a lot less than 25,000 sq. ft. as per plan. 2. Install on the north property line an eight (8) ft. high fence to no less than eight (8) feet of the Mound property line and a wrought iron fence along the front property line of Mound as per the plans. 3. Allow hard surfacing to no less than eight (8) feet of the Mound property line for the display of used cars and employee parking spaces as per the plan. 4. Allow an eight (8) feet and six (6) foot greenbelt along the Mound Road property line as per the plan. 5. Continue an existing building to no less than six (6) feet of the Mound Road property line as per the plan. 6. Operate a used car lot to no less than 235 feet of the Albany property line as per the plan. 7. Operate a used car lot to no less than 180 feet from the property line of an R-1-P Zone on Albany. 8. Construct a pylon sign as follows: twenty (20) feet in over all height, ten (10) foot under clearance; 7ft 6 inches x 10 feet = 75 sq. ft. to no less than six (6) feet of the Mound property line per plan. With a 3 ft. 9 inch x 7 ft. 6 inch LED message center.

**ORDINANCES and REQUIREMENTS:**

**Section 15.01 (e)(1):** Minimum lot area of 25,000 sq. ft.

**Section 4D.07 Setback required for fences:** Walls, fences and landscape screens shall conform to the setback requirements for the Zoning District.

**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.

12. PUBLIC HEARING	<b>APPLICANT: Zahler Enterprises</b>
REPRESENTATIVE:	Mr. Robert J. Tobin
COMMON DESCRIPTION:	3519-3461 Ten Mile
LEGAL DESCRIPTION:	13-19-477-028
ZONE:	M-2

**VARIANCES REQUESTED: Permission to:**

Waive 10, 540 sq. ft. for 3461 Ten Mile.

**ORDINANCES and REQUIREMENTS:**

**Section 4.32 Item (h) Paragraph (23): Off-street parking requirements.** Industrial establishments, including manufacturing, research and testing laboratories shall provide sufficient parking, and in no case shall the area allotted to off-street parking be less than one hundred (100) percent of the total floor area.

13. PUBLIC HEARING	<b>APPLICANT: Mark's One Collision &amp; Rental Cars</b>
REPRESENTATIVE:	Maher Waad/Global Signs & Awning/Ayad Sitto
COMMON DESCRIPTION:	2323 Eight Mile
LEGAL DESCRIPTION:	13-31-355-026
ZONE:	M-2

**VARIANCES REQUESTED: Permission to:**

Retain awning signs as follows:

1. One (1) 50.5" x 24" = 8.42 sq. ft. as per the plan
2. One (1) 37.6" x 16.6" = 4.32 sq. ft. as per the plan
- One (1) 51.4" x 24" = 8.56sq. ft. as per the plan

3. One (1) 60.3" x 17" = 7.13 sq. ft. as per the plan
  4. One (1) 60.3" x 27" = 11.59 sq. ft. as per the plan
  5. One (1) 37.6" x 16.6" = 4.32 sq. ft. as per the plan  
One (1) 56.8" x 24.8" = 9.79 sq. ft. as per the plan
  6. One (1) 50.5" x 25" = 8.76 sq. ft. as per the plan  
One (1) 51" x 32" = 11.35 sq. ft. as per the plan
- Total 74.24 sq. ft. of awning signage.

In addition to previous variances for two wall signs

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 (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.

14. PUBLIC HEARING

REPRESENTATIVE:

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

ZONE:

**APPLICANT: Lamar Advertising Company-USE-**

Robert P. Zuver

2020 Walter P. Reuther

13-19-153-018

M-2

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

- 1) Retain a 48' x 14' = 672 square foot per face billboard.
- 2) Increase to a maximum 70 ft. in height.
- 3) Retain the billboard in the M-2 Zone.

Note: Original ZBA variance application did not include the 4A.58 Loss of legal non-conforming sign status.

Size of existing billboard is 48' x 14' = 672 sq. ft. Sign permit in 1985 under 22020 Walter Reuther Highway was not a good address.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.58 Loss of legal nonconforming sign status:** A legal nonconforming sign shall lose its designation and its require to be brought into conformity with this ordinance upon any of the following events occurring: (a) The sign is relocated or replaced. (b) The structure or size of the sign is altered in any way except toward compliance with this ordinance. This does not include change of copy or normal maintenance. (c) The use of the parcel is changed. (d) The activity, business or usage to which the sign relates has been discontinued for a period of ninety (90) days or longer. (e) Repealed.

**Section 4A.48 Billboards paragraph (a):** Except as regulated by the Highway Advertising Act, billboards of size not exceeding four hundred (400) square feet are allowed in M-3 and M-4 industrial zones.

**Section 4A.50 Billboard height:** Billboards shall not exceed fifty (50) feet in height as measure from the crown of the frontage road to the highest point of the sign.

15. NEW BUSINESS

16. ADJOURNMENT

Caren M. Burdi  
Secretary of the Board