

ORDINANCES and REQUIREMENTS:

Section 17.02 Paragraph (a): Industrial Standards. Front yards. In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than fifty (50) feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

Section 4.32 (k): All off-street parking shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent) shall be maintained in a usable dustproof condition, shall be graded and drained to dispose of all surface water, provided protective bumper curbs...

12. PUBLIC HEARING

APPLICANT: Robert Naeyaet/Lunar Garages & Modernization

REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 7520 Prospect
LEGAL DESCRIPTION: 13-33-429-061
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Expand an existing non-conforming residential dwelling by tearing down the existing attached garage and building a detached garage 24' x 24' = 576 sq. ft. in front of the dwelling as per the plans.

ORDINANCES and REQUIREMENTS:

Section 4.17 Paragraph (a): Non-conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this Ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, 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 7.08: Each lot in R-1-C Districts shall have a rear yard of not less than thirty-five (35) feet.

13a. PUBLIC HEARING

APPLICANT: Groesbeck Land Company LLC

REPRESENTATIVE: George A. Sumnik, Esq./Jaffe, Raitt, Heuer & Weiss PC
COMMON DESCRIPTION: 21001 & 21033 Groesbeck Hwy
LEGAL DESCRIPTION: 13-35-352-008 and 13-35-352-009
ZONE: M-2

VARIANCES REQUESTED: Permission to

1. Continue a commercial building to no less than 39' of the front property line, to the south property line and hard surfacing to the front property line for parking.
2. Waive 87,607.05 sq. ft. of required parking spaces for warehouse.

ORDINANCES and REQUIREMENTS:

VARIANCES REQUESTED: Permission to-USE-

Construct a 100 foot monopole telecommunications tower and related radio equipment shelter in R-1-C zoned district and adjacent to residentially zoned parcels.

ORDINANCES and REQUIREMENTS:

Section 4.59: Antennas and antenna towers are permitted in C-1, C-2, C-3 or SS districts upon approval as a Special Land Use pursuant to Section 14.02. Antenna and/or antenna towers are a permitted use in M-1, M-2, M-3 and M-4 zoning districts as regulated herein.

Section 4.61 (1): No antenna or antenna tower shall be located closer than four hundred and fifty (450) feet from any residential use, residential district, health care, day-care or educational institutions.

15. NEW BUSINESS
16. ADJOURNMENT

Roman Nestorowicz
Secretary of the Board