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Zoning Board of Appeals
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – **Wednesday, June 8, 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 Meeting of May 25, 2016.**

6. PUBLIC HEARING: **APPLICANT: Wally Hanna,
W & B Excel Investments LLC**
- REPRESENTATIVE: Wally Hanna
COMMON DESCRIPTION: 2667 Eight Mile Road & 2666 Emmons
LEGAL DESCRIPTION: 13-31-378-050, 13-31-378-008
ZONE: M-2 & R-1-P

VARIANCES REQUESTED: Permission to

1. Allow hard surfacing in the front yard setback on the north side of the property (along Emmons).
2. Allow a fence in the front yard setback on the north, east and west sides of the property (along Emmons).
3. Waive the required fifteen (15) foot wide greenbelt in the front yard setback on the north side of the property.
4. Waive the required eight (8) foot wide greenbelt in the side yard setbacks on the east and west sides of the property.
5. Allow a six (6) foot fence around the parking area.

ORDINANCES and REQUIREMENTS:

Section 8.05 – Front yard. Each lot in R-1-P Districts shall have a front yard not less than twenty-five (25) feet in depth.

Section 4D.08 – Fences, walls and landscape screens in front yard between building line and front property line. No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

Section 4D.32 – Specifications for residential areas. All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick, or masonry, except privacy fences allowed as provided in [Section 4D.33](#) may not exceed six (6) feet in height.

Section 16.06 – Protective barrier, (a): When such parking area boundary adjoins property zoned for any residential use, an eight (8) foot wide greenbelt shall be provided and further, provided that a bumper rail of either wood, metal, or concrete shall be established on the inside of the boundary planting as a barrier which shall not be more than twenty-four (24) inches in height.

Section 16.06 – Protective barrier, (b): All street boundaries of such parking areas shall be provided with a fifteen (15) foot wide greenbelt which shall be used for ornamental purposes only, and nothing shall be placed thereon except trees, shrubs, plants, and grass; and provided such greenbelt material shall not exceed two (2) feet in height.

7. NEW BUSINESS

8. ADJOURNMENT

Sherry Brasza
Secretary of the Board