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Zoning Board of Appeals
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AGENDA

A Regular Meeting of the Zoning Board of Appeals – **Wednesday, July 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 July 13, 2016.**

6. PUBLIC HEARING: **APPLICANT: Infinity Trucking Inc,
Hussam Shamaya**
REPRESENTATIVE: Mr. Kerm Billette PCP
COMMON DESCRIPTION: 3200 Ten Mile Road
LEGAL DESCRIPTION: 13-30-201-012
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow storage areas to be compacted asphalt millings over gravel on the rear 160' as per the plan.

ORDINANCES and REQUIREMENTS:

Section 17.02 Paragraph (s): Open storage other than junk. All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The designated area shall always be hard surfaced and screened from the public street and any residential zoned areas.

7. PUBLIC HEARING: **APPLICANT: R & M Machine, Inc.**
REPRESENTATIVE: Mr. Charles H. Earl, Attorney
COMMON DESCRIPTION: 23895 Regency Park
LEGAL DESCRIPTION: 13-26-402-025
ZONE: M-2

VARIANCES REQUESTED: Permission to

Waive 7,003 square feet of required off-street parking in connection with a building addition.

ORDINANCES and REQUIREMENTS:

Section 4.32 Paragraph (h) Item 23: One (1) square foot of parking area required for each square feet of floor area for manufacturing buildings.

- 8. PUBLIC HEARING: **APPLICANT: Aver Sign Company**
- REPRESENTATIVE: Tim Brown
- COMMON DESCRIPTION: 11590 East Ten Mile Road
- LEGAL DESCRIPTION: 13-27-231-02401
- ZONE: M-1

VARIANCES REQUESTED: Permission to

Add an electronic reader board 2' x 4.5' (9 square feet) to the bottom of the existing ground sign approved by the ZBA 9/24/2008 making the under clearance 7' 2".

ORDINANCES and REQUIREMENTS:

Section 4A.11 Item (7): Definition, Changeable copy sign. A sign whose informational content can be changed or altered by manual, electro-mechanical or electronic means.

Section 4A.14, Item (a & b): Prohibited signs. The following signs are prohibited in all districts: a) Signs that utilize flashing, blinking.

Section 4A.19: All freestanding signs shall have a clearance of ten (10) feet beneath the sign structure.

- 9. PUBLIC HEARING: **APPLICANT: Mr. David Draper-USE-**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 8129 Westminster
- LEGAL DESCRIPTION: 13-34-304-033
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to-USE-

Have a two family dwelling, upper, and lower units in a single family residential zone.

ORDINANCES and REQUIREMENTS:

Section 5.01 thru 7.01: Uses in residential districts: Multi family dwellings are not allow in single family districts.

10. NEW BUSINESS

11. ADJOURNMENT

Sherry Brasza
Secretary of the Board