



Steve Watripont, Chairman  
Judy Furgal, Vice-Chairwoman  
Roman Nestorowicz, Secretary  
Jennifer Vigus, Asst. Secretary  
Jean Becher  
Jules Descamps  
Ann Pauta  
Sherry Brasza  
Henry Brasza

Zoning Board of Appeals  
Office of the City Council  
5460 Arden, Ste. 505  
Warren MI 48092  
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## AGENDA

A Regular Meeting of the Zoning Board of Appeals – Wednesday, **July 8, 2015** at **7:30 p.m.** at 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 June 24, 2015.**

6. PUBLIC HEARING

**APPLICANT: TGM Properties-USE-**  
(Rescheduled from 5/27/15)

REPRESENTATIVE:

Mr. Robert J. Tobin

COMMON DESCRIPTION:

26160 Groesbeck

LEGAL DESCRIPTION:

13-24-253-005

ZONE:

C-3 and 30 ft. "P" zone along Groesbeck

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

1. Allow a non-conforming residential building to be used as a beauty salon existing at no less than 8' of the north property line.
2. Allow a 100' x 245' storage area.
3. Eliminate hard surfacing in the vehicle storage area, allowing MDOT 22 A GR., but we are providing site storm water drainage of this lot.

**ORDINANCES and REQUIREMENTS:**

**Section 4.17 (a):** a non-conforming building... or use thereof shall NOT be structurally changed, altered or enlarged...

**Section 15.07 Side yards on interior lot lines:** Side yards in C-3 are not required along an interior side lot line where all walls of buildings, abutting upon such interior side lot line are wholly without windows. If windows or openings are provided, a side yard of not less than ten (10) feet shall be provided.

**Section 17.02 (s):** Open storage may not exceed 50% of the gross floor area...

**Section 17.02 (s):** The designated area shall always be hard surfaced...

7. PUBLIC HEARING

**APPLICANT: Wojtuniechi Real Estate Holdings, LLC**

(Rescheduled from 6/10/15)

REPRESENTATIVE: Tim Storey/Storey Engineering Group, LLC  
COMMON DESCRIPTION: 24649 Mound Road  
LEGAL DESCRIPTION: 13-29-228-022  
ZONE: M-2

**VARIANCES REQUESTED: Permission to:**

1. Retain hard surfacing to no less than 3.25' of the front (Mound) property for parking as per the plan.
2. Allow parking of truck/trailers on gravel lot as per the plan.
3. Allow 9804 sq. ft. of open storage area as per the plan.

**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...

**Section 17.02 Paragraph (a): Industrial standards.** Open storage area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site.

8. PUBLIC HEARING

**APPLICANT: Zouhair Alayan**

(Rescheduled from 6/10/15)

REPRESENTATIVE: Christopher Alayan  
COMMON DESCRIPTION: 23524 Van Dyke  
LEGAL DESCRIPTION: 13-27-304-005  
ZONE: C-2

**VARIANCES REQUESTED: Permission to:**

Retain seventeen (17) wall signs as follows:

On the West (front) elevation:

1. Two (2) sign 24" x 194" = 32.33 sq. ft. (#1 & #4) 64.66 sq. ft. total
2. Two (2) sign 48" x 77-1/2" = 25.83 sq. ft. (#2 & #3) 51.66 sq. ft. total
3. Four (4) sign 24" x 48" = 8 sq. ft. (#5, 6, 7, 8) 32 sq. ft. total

On South (side) elevation:

4. One (1) sign 96" x 48" = 32 sq. ft. (#9)
5. Six (6) signs 44" x 27" = .75 sq. ft. (#10, 11, 12, 13, 14 & 15) 4.5 sq. ft. total

On the East (rear) elevation:

6. Two (2) signs 96" x 48" = 32.67 sq. ft. (#6 & 17) 65.34 sq. ft. total

In addition to a 40 sq. ft. awning sign with a permit.



12. PUBLIC HEARING  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
  
LEGAL DESCRIPTION:  
  
ZONE:
- APPLICANT: Julian Auto Sales**  
Kerm Billette PCP/Mr. Majed Marogy  
5785 Eight Mile Road  
(5741 8 Mile Rd, 5723 8 Mile Rd, 5715 8 Mile Rd, 5705 8 Mile Rd, 5703 8 Mile Rd, 20735 Albany and 20734 Syracuse)  
13-32-482-037  
(13-32-482-036, 13-32-482-035, 13-32-482-034, 13-32-482-033, 13-32-482-032, 13-32-482-031, 13-32-482-016)  
C-2 & R-1-P

**VARIANCES REQUESTED: Permission to:**

Waive the required landscaping and curbing along the south, east and west property lines as per the plans.

**ORDINANCES and REQUIREMENTS:**

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

**Section 15.01 (e)(13)(a):** Concrete curbing shall be provided along the perimeter of the parking area.

13. PUBLIC HEARING  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:
- APPLICANT: Total Construction & Renovation**  
Mr. Robert J. Tobin  
24800 Warner  
13-30-201-015  
M-2 & P

**VARIANCES REQUESTED: Permission to:**

1. Waive 4,336 sq. ft. of required off street parking as per the plan.
2. Retain 3,200 sq. ft. of outdoor storage (A) on gravel as per the plan.
3. Waive screening of outdoor storage areas as per the plan.

**ORDINANCES and REQUIREMENTS:**

**Section 4.32 (h)(23):** One (1) sq. ft. of parking for every sq. ft. of building area required for industrial.

**Section 17.02, Item (s):** All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

14. NEW BUSINESS  
15. ADJOURNMENT

Roman Nestorowicz  
Secretary of the Board