



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, **August 12, 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 July 22, 2015.**

- | | | |
|----|---------------------|---|
| 6. | PUBLIC HEARING | APPLICANT: Richard & Patricia Osantowski |
| | REPRESENTATIVE: | Same as above |
| | COMMON DESCRIPTION: | 31917 Regal |
| | LEGAL DESCRIPTION: | 13-01-401-013 |
| | ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to:

Replace an existing wood fence with a new wood fence along the Masonic property line as per the plan, without the ten (10) foot setback at driveway. Starting at the north east corner of the house going 42.5' toward Masonic then 107.04 feet along the Masonic property line. Total 149.54 feet.

ORDINANCES and REQUIREMENTS:

Section 4D.33 (b): Corner lot privacy fences: A privacy fence is permitted on corner lots provided that if the fence abuts any driveway, including driveways on adjacent property, the fence shall be set back a minimum of ten (10) feet from the intersection of the property line and the driveway providing a clear vision zone area. The portion of the fence set back a minimum of ten (10) feet, may be angled away from the driveway or installed perpendicular to the driveway. The clear vision zone area is required to provide for the unobstructed vision of a driver exiting the driveway.

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.

Section 17.02 (p): Propane tanks allowed in M-3 & M-4 with a one hundred fifty (150) foot setback from property lines.

15. PUBLIC HEARING

**APPLICANT: General Motors / Todd Drouillard,
AIA Ghafari Assoc.**

REPRESENTATIVE:

Dominic Galia / Todd Drouillard

COMMON DESCRIPTION:

6400 12 Mile

LEGAL DESCRIPTION:

13-16-126-001

ZONE:

M-3

VARIANCES REQUESTED: Permission to:

Build the addition to a height of 52 feet.

ORDINANCES and REQUIREMENTS:

Section 17.02 Paragraph (d): Building height not to exceed 40 feet.

16. NEW BUSINESS

a) Letter regarding 27643 Schoenherr from July 22, 2015 meeting.

17. ADJOURNMENT

Roman Nestorowicz
Secretary of the Board