



Zoning Board of Appeals
Office of the City Council
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Warren, MI 48092
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Roman Nestorowicz, Chairman
Judy Furgal, Vice-Chairwoman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretary
William Clift
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester
David Sophiea

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, July 27, 2022 at 7:30 p.m. in the Warren Community Center
Auditorium, 5460 Arden, Warren, Michigan 48092.**

Site plans are available for viewing in the Building Department of
City Hall at 1 City Square, 3rd Floor, Warren, 48093.
Please call: (586) 574 - 4504

AGENDA

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 June 22, 2022 and July 13, 2022.**

6. PUBLIC HEARING: **APPLICANT: Dashia Edwards**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 13732 Hobart
LEGAL DESCRIPTION: 13-36-102-015
ZONE: R-1-P

VARIANCES REQUESTED: Permission to
Allow a porch to be erected to less than 20 ft. from the front property line.

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.

7.	PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE:	APPLICANT: 21001 Groesbeck Hwy, LLC Paul Weisberger 21001 Groesbeck 13-35-352-013 M-2
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VARIANCES REQUESTED: Permission to

- 1) Parcel A retain a building no less than 39 ft. from the front (east) property line.
- 2) Parcel A retain a building to the side (west) property line.
- 3) Parcel A waive 5 required off-street parking spaces.
- 4) Parcel B retain a building to the side (east) property line.
- 5) Parcel B retain a building no less than .9 ft. to the side (west) property line.
- 6) Parcel B waive 49 required off-street parking spaces.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards (A) Front Yards. 2: 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 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 districts shall be fifty (50) feet.

(B) Side Yards: M-2 20 ft.

Section 4.32 – Off-street Parking Requirements (H): The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

8. NEW BUSINESS
9. ADJOURNMENT

Paul Jerzy
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2060 – 48 hours in advance of the meeting to request assistance.