



Roman Nestorowicz, Chairman
David Sophiea, Vice-Chairwoman
Paul Jerzy, Secretary
William Clift, Asst. Secretary
Charles Anglin
Judy Furgal
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
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**A Special Meeting of the Zoning Board of Appeals
Wednesday, October 26, 2022 at 8:00 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 Meeting of September 28, 2022 and October 12, 2022.**

6. PUBLIC HEARING: **APPLICANT: Nicholas Shango**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 5847 Thirteen Mile
LEGAL DESCRIPTION: 13-13-05-476-006
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

Waive required 592.77 ft. 6' high brick embossed concrete wall along the north property line where it abuts the R-3, multiple family dwelling district and replace with a 6 ft. high vinyl opaque fence.

ORDINANCES and REQUIREMENTS:

Section 4D.36 – Obscuring Walls: Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

- 7. PUBLIC HEARING: **APPLICANT: Karmes Houser**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 11150 Masonic
- LEGAL DESCRIPTION: 13-03-403-003
- ZONE: R-1-A

VARIANCES REQUESTED: Permission to
 Erect a new deck no less than 20 ft. from the rear property line.

ORDINANCES and REQUIREMENTS:

Section 5.08 – Rear Yards: Each lot in R-1-A districts shall have a rear yard of not less than thirty-five (35) feet.

- 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) 258-2052 – 48 hours in advance of the meeting to request assistance.