



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

Zoning Board of Appeals  
Office of the City Council  
5460 Arden, Ste. 505  
Warren, MI 48092  
Ph. (586)258-2060  
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, June 28, 2023 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, 3<sup>rd</sup> 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 June 14, 2023.**

6. PUBLIC HEARING: **APPLICANT: Sundance Inc., dba Taco Bell  
Store #24649**
- REPRESENTATIVE: Matt DaPra  
COMMON DESCRIPTION: 11799 Thirteen Mile  
LEGAL DESCRIPTION: 13-02-354-011  
ZONE: C-2

**VARIANCES REQUESTED: Permission to**

Erect a 60.5" x 59.3" = 24.91 square ft. digital menu board that is 72.4" high. (If approved, this variance will replace the one approved on 1/28/1987 for a 23 square ft. menu board.)

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2):** B) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

**Section 4A.11 – Specific Sign Definitions:** 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

7. PUBLIC HEARING: **APPLICANT: Lee Industrial Contracting**
- REPRESENTATIVE: Ryan Pline  
COMMON DESCRIPTION: 24622 Mound  
LEGAL DESCRIPTION: 13-28-101-044  
ZONE: M-2

**VARIANCES REQUESTED: Permission to**

- 1) Allow an addition to building with a height of 42' 3".
- 2) Retain a 3 ft. high brick wall in the front setback, 18' 3" from the front (Mound) property line that extends from the north property line to the south property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 – Industrial Standards:** D) Height of Buildings M-2. Two stories or 30 ft.

(A) Front Yards M-2. All building lines and front yards shall be established no closer to the street than the future street line as established by the master thoroughfare plan of the City of Warren.

2. In an M-2 zone where a front yard has been established by the majority of the existing building sin 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 district shall be fifty (50) feet.

**Section 4D.39 – Location:** All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot lien than the established building line or front set back line.

8.	PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE:	<b>APPLICANT: Joel Ruhlman, Mound Road Express LLC</b> Paul Reschke 24815 and 24705 Mound 13-29-228-008, 009 and 010 M-2
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**VARIANCES REQUESTED: Permission to**

- 1) Allow 80,319 square ft. of open storage, for parking/storing of semi-tucks and trailers, when 4,203.2 square ft. is allowed.
- 2) Erect a 6 ft. decorative aluminum black fence 50 ft. from the front property line and 22 ft. past the front building line.
- 3) Allow outside storage no less than 50 ft. from the front property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 (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 area shall be enclosed on three (3) sides by chain link fencing with a 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. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line.

**Section 4D.39 – Location:** All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

- 9. NEW BUSINESS
- 10. ADJOURNMENT

Paul Jerzy  
Secretary of the Board