



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

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

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, July 26, 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, 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 14, 2023 and June 28, 2023.**

6. PUBLIC HEARING: **APPLICANT: 11777 Eight Mile**
(Rescheduled from 6/14/2023)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11177 Eight Mile
LEGAL DESCRIPTION: 13-34-401-006
ZONE: M-3

VARIANCES REQUESTED: Permission to

- 1) Waive the masonry wall requirement and retain the existing chain link fence along the north 135.75' of the west property line, and
 - a. Attach new corrugated metal to the existing chain link fence on the park side.

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.

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

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.

Section 4D.12 – Posts or Foundation: All fences shall be a self-supporting structure.

Section 4A.19 – Clearance: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

7.	PUBLIC HEARING:	APPLICANT: Ronald Takala
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	24660 Panama
	LEGAL DESCRIPTION:	13-29-226-019
	ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

- 1) Erect a 160 square ft. shed.
- 2) Erect a shed no less than 4” from the rear easement.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: (A) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the dge of any easement. The construction of all such accessory structures shall be subject to the following conditions: 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

8.	PUBLIC HEARING:	APPLICANT: Kevin and Karen Carrier
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	2232 Irma
	LEGAL DESCRIPTION:	13-06-351-009
	ZONE:	R-1-A

VARIANCES REQUESTED: Permission to

Construct a second garage 30’ x 40’ = 1,200 square ft. in addition to a 21.7’ x 24’ = 521 square ft. attached garage for a total of 1,721 square ft. (If approved new concrete to the overhead garage door will be added.)

ORDINANCES and REQUIREMENTS:

Section 5.01 – Uses Permitted: (l) All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

9. PUBLIC HEARING: **APPLICANT: Haidar Badreddine**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 4001 Twelve Mile
LEGAL DESCRIPTION: 13-08-351-013
ZONE: C-1

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

1) Allow the following signage on a 122' x 3' = 366 square ft. canopy (12 Mile canopy):

A. South elevation, "Marathon sign", 27 square ft.

B. East elevation, "Marathon logo", 15.25 square ft.

Total of 42.25 square ft. of signage on canopy and the remainder 323.75 square ft. of design element.

2) Allow the following signage on a 122' x 3' = 366 square ft. canopy (Ryan canopy):

A. North elevation, "Marathon logo", 15.2 square ft.

B. South elevation, "Marathon logo", 15.2 square ft.

Total of 30.5 square ft. of signage on canopy and the remainder 335.55 square ft. of design element. Total of 72.75 square ft. of signage and 659.3 square ft. of design element on both canopies combined.

3) Allow re-imaging of 4 gas pumps on both sides at 27.06 square ft. per pump for a total of 108.24 square ft. of pump signage.

If approved the portion of the variance granted on 3/13/1985 regarding canopy signs will be relinquished.

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): (C) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

10. NEW BUSINESS

11. 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.