



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, August 9, 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 Meeting of July 26, 2023.**

6. PUBLIC HEARING: **APPLICANT: 11777 Eight Mile**
(Rescheduled from 6/14/2023 and 7/26/2023)
- 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: Kimberly Cady
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	30760 Moulin
	LEGAL DESCRIPTION:	13-11-229-011
	ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain existing 100 square ft. shed, 6’ and 6’ 1” from property line (6’ rear easement).
 - 2) Allow a 2nd shed, 100 square ft., which is outside of the principle building line.
- Total square footage of both sheds is 200 square ft.

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 edge of any easement. The construction of all such accessory structures shall be subject to the following conditions: 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard. 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

8.	PUBLIC HEARING:	APPLICANT: Christopher Schwartz
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	23524 Lauren
	LEGAL DESCRIPTION:	13-25-403-021
	ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Allow a second garage, 18’ x 25’ = 450 square ft. when the existing garage is 433 square ft. and the attached breezeway is 141 square ft. for a total of 1,024 square ft. of accessory structures.

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.

Section 4.20 – Detached Accessory Buildings: 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.

9. PUBLIC HEARING: **APPLICANT: Signs & More**
 REPRESENTATIVE: Molly Smith
 COMMON DESCRIPTION: 29440 Ryan
 LEGAL DESCRIPTION: 13-13-08-351-042
 ZONE: SS

VARIANCES REQUESTED: Permission to

- 1) Erect a 5.5 ft. high monument sign.
 - 2) Erect a monument sign setback 5 ft. from property line.
 - 3) Erect a 46.75 square ft. monument sign.
- If approved the wall sign will be removed.

ORDINANCES and REQUIREMENTS:

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

Section 4A.17 – Setbacks: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts (PB, SS): B) One on-premise sign or advertising display of a size not to exceeding twelve (12) square feet in area for each business on the premises shall be allowed in Professional Business Districts and Special Service Districts.

10. PUBLIC HEARING: **APPLICANT: 25855 Groesbeck LLC**
 REPRESENTATIVE: Brittany Murad
 COMMON DESCRIPTION: 25855 Groesbeck
 LEGAL DESCRIPTION: 13-24-401-007
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Construct a 6 ft. tall aluminum picket fence that extends past the front building line no less than 19.5 feet from the front property line.
- 2) Allow hard surface for parking no less than 25 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 4D.07 – Setback Required: Walls, fences, and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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 17.02 – Industrial Standards: M-2: 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 district shall be fifty (50) feet.

<p>11. PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE:</p>	<p>APPLICANT: Ryan Halder / Kum & Go, L.C. Jamie Antoniewicz / Atweel, LLC 15150, 15050 Fourteen Mile & Hayes Ingress/Egress 13-01-228-011, -021 and -022 C-1</p>
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VARIANCES REQUESTED: Permission to

Allow hard surfacing no less than 7.2 ft. from the side setback of a corner lot.
(Contingent upon approval of lot combination from the Planning Department for parcels: 13-01-228-011, 0-21 and -022.)

ORDINANCES and REQUIREMENTS:

Section 13.06 – Side Yards on the Street Side of Corner Lots: The width of a side yard abutting upon a street shall be not less than fifteen (15) feet when rear yards abut rear yards. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall be not less than twenty-five (25) feet.

- 12. NEW BUSINESS**
- 13. 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.