



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, April 10, 2024 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 March 13, 2024.**

6. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks / Michael Kanakry and Jenna Nola**

(Rescheduled from 3/13/2024)

REPRESENTATIVE: Michael Kanakry
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sale without a permanent building.
- 2) Conduct a temporary outdoor sale in a 20' x 50' tent =1000 square ft. in a parking lot from 6/15/2024 through 7/7/2024 10:00 a.m. to 10:00 p.m. with a 10' buffer around the tent.
- 3) Waive 54 off-street parking space for the outdoor sales area and retail businesses combined.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.32 (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

- 7. PUBLIC HEARING: **APPLICANT: Raymond M Seiber**
- REPRESENTATIVE: Danielle Seiber
- COMMON DESCRIPTION: 8745 Hudson
- LEGAL DESCRIPTION: 13-34-182-033
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a 6 ft. high privacy fence in the front yard setback no less than 14 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 7.05 – Front Yard: Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet.

- 8. PUBLIC HEARING: **APPLICANT: Patrick Sulaka**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 24800 Hoover
- LEGAL DESCRIPTION: 13-26-101-026
- ZONE: M-2

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation of Michigan legal fireworks in an area of 30' x 30' (900 square ft.) from June 21, 2024 through July 6, 2024 from 9:00 a.m. to 9:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval: (D) No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

- 9. PUBLIC HEARING: **APPLICANT: Berndadette Williams-Hunter -USE-**
- REPRESENTATIVE: Dan Ivanovic
- COMMON DESCRIPTION: 3410 Twelve Mile, Suite C
- LEGAL DESCRIPTION: 13-18-226-038
- ZONE: MZ, R-1-P, O

VARIANCES REQUESTED: Permission to -USE-

Operate a state licensed day care center in an office district.

ORDINANCES and REQUIREMENTS:

Section 4C.09 – Child Care Centers: Permitted zoning districts. A. Districts. A state licensed child care center generally described as a child care center, day care center, day nursery, nurse school, parent cooperative preschool, play group, before- or after-school program, or

drop-in center shall be a permitted use in the following districts: C-1, Local Business District, SS, Special Service District, C-2, General Business District, C-3, Wholesale and Intensive Business District, the non-residential uses within a PUD, Planned Unit Development District, DD, Downtown District.

- 10. PUBLIC HEARING: **APPLICANT: Lavdas Jewelry Ltd.**
- REPRESENTATIVE: Dan Ivanovic
- COMMON DESCRIPTION: 3671 Twelve Mile
- LEGAL DESCRIPTION: 13-07-479-021
- ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Permission to erect a 72.5" x 120" = 60.2 square ft. "Jewelry Collateral Loans" wall sign in addition to the already existing wall signage as follows:

"Gold"	6.8 square ft.	"Diamonds"	15 square ft.
"Custom Jewelers"	26.25 square ft.	"Jewelers"	37.5 square ft.
"Lavdas"	21.8 square ft.	Diamond "logo"	6.25 square ft.

Total wall signage: 173.8 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: C) One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

- 11. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
- REPRESENTATIVE: Kevin Deters
- COMMON DESCRIPTION: 5801 Ten Mile
- LEGAL DESCRIPTION: 13-20-477-016
- ZONE: M-2

VARIANCES REQUESTED: Permission to

Erect a 2.4166' x 13.75' = 33.2 square ft. on the south elevation in addition to a 32.4 square ft. sign on the east elevation for a total of 65.5 square ft. of wall signage.

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 ft. shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

- 12. PUBLIC HEARING: **APPLICANT: A1 Signs**
- REPRESENTATIVE: Antonio Vettrano
- COMMON DESCRIPTION: 32683 Mound
- LEGAL DESCRIPTION: 13-05-229-018
- ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Erect a 100 square ft. pole sign that is 19 ft. high, to no less than 1 ft. from the property line, with a 9 ft. under-clearance.

ORDINANCES and REQUIREMENTS:

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.

13. PUBLIC HEARING:	APPLICANT: Bazo Construction
REPRESENTATIVE:	Sarah Mheisen
COMMON DESCRIPTION:	21715 Van Dyke
LEGAL DESCRIPTION:	13-33-280-028
ZONE:	C-2

VARIANCES REQUESTED: Permission to

- 1) Erect the following signage on a 660 square ft. gas canopy:
 - a. East elevation: “Amoco” word mark 22” x 13’ 3” = 24.29 square ft., remaining 209.62 square ft. decorative design.
 - b. South elevation: “Amoco” logo 74” x 60” = 30.83 square ft., remaining 65.17 square ft. of decorative design.
 - c. North elevation: “Amoco” logo 74” x 60” = 30.83 square ft., remaining 65.17 square ft. of decorative design.

Total of 85.95 square ft. of signage, 339.96 square ft. of decorative design remaining 234 square ft. (west elevation is blank).

- 2) Erect the following signage on 3 gas pumps (2 sides each):
 - a. Pump face: 16.49 square ft. each face x 6 pump faces = 98.94 square ft.
 - b. Sides of pumps 4.5 square ft. each side x 6 = 27 square ft.

Total pump signage: 125.94 square ft.

- 3) Erect a 22” x 52” = 7.94 square ft. “to go” sign on east elevation of building.

Total signage 219.83 square ft., 339.96 square ft. of decorative design.

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.

14. PUBLIC HEARING:	APPLICANT: Bazo Construction
REPRESENTATIVE:	Sarah Mheisen
COMMON DESCRIPTION:	4925 Eight Mile
LEGAL DESCRIPTION:	13-32-451-020
ZONE:	C-1

VARIANCES REQUESTED: Permission to

- Erect the following signage on 7 gas pumps:
 - A. Pump face: 16.49 square ft. each face x 14 faces = 230.86 square ft.
 - B. Sides of pumps: 4.5 square ft. each side x 7 = 31.5 square ft.

Total pump signage: 262.36 square ft.

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.

15. PUBLIC HEARING:	APPLICANT: Neil Jeakle, National Illumination & Sign
REPRESENTATIVE:	Mike Engman
COMMON DESCRIPTION:	6082 Twelve Mile
LEGAL DESCRIPTION:	13-16-101-021
ZONE:	M-2

VARIANCES REQUESTED: Permission to

Allow the following related to signage on a gas canopy, 184' x 4" = 736 square ft.

- 1) North (front) elevation: "S" logo 44" x 36" = 11 square ft., remaining 189 square ft. decorative design.
- 2) East elevation: "S" logo 44" x 36" = 11 square ft., "Speedway" 36" x 15'9" = 47.25 square ft., remaining 109.75 square ft. decorative design.
- 3) West elevation: "S" logo 44" x 36" = 11 square ft., "Speedway" 36" x 15'9" = 47.25 square ft., remaining 109.75 square ft. decorative design.
- 4) South elevation: 200 square ft. of decorative design.

Total signage: 105.5 square ft., remaining 630.5 square ft. of decorative design.

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.

16. PUBLIC HEARING:	APPLICANT: Lauren Mansperger/Archall Architects
REPRESENTATIVE:	Alan Panley/NF Engineers
COMMON DESCRIPTION:	6711 Eight Mile
LEGAL DESCRIPTION:	13-16-101-021
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Retain the driveway to Sherwood Ave., which is approximately 168 ft. to the Eight Mile Road and Sherwood Ave. intersection.
- 2) Waive the requirement to enclose the property with a chain-link fence.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted (K) Drive-in Restaurant: An establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the zoning ordinances and the following standards:

1. Be so located and designed to eliminate undue congestion in the public streets: (a) be two hundred (200) feet from the intersection; and (b) be limited to two (2) curb cuts and if the property is less than one hundred (150) feet wide, be limited to one (1) curb cut.
4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

17. NEW BUSINESS

18. 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.