



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
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, April 24, 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 Meetings of March 13, 2024 and April 10, 2024.**

6. PUBLIC HEARING: **APPLICANT: Joseph Berti**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 29181 Malvina
LEGAL DESCRIPTION: 13-12-353-013
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a hot tub in the rear of the side yard setback, 20 feet from the side property line.

ORDINANCES and REQUIREMENTS:

Section 7.07 – Side Yards Abutting Upon a Street: In R-1-C districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards, the side yard abutting the street shall be not less than twenty (20) feet.

- 7. PUBLIC HEARING: **APPLICANT: Warren Lions Club**
 REPRESENTATIVE: Al Lindsey
 COMMON DESCRIPTION: 3001 Thirteen Mile
 LEGAL DESCRIPTION: 13-06-402-002
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Conduct 63rd Warren City Fair as follows:

Wednesday	June 12	3:00 p.m. to 11:00 p.m.
Thursday	June 13	3:00 p.m. to 11:00 p.m.
Friday	June 14	3:00 p.m. to 11:00 p.m.
Saturday	June 15	12:00 p.m. to 11:00 p.m.
Sunday	June 16	12:00 p.m. to 11:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Carnivals, fairs, circuses, and similar uses require the approval of the Zoning Board of Appeals.

- 8. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #1**
 REPRESENTATIVE: Nicole Agbay
 COMMON DESCRIPTION: 29010 Schoenherr
 LEGAL DESCRIPTION: 13-12-353-010
 ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation in a “P” district from March 31, 2024 through January 31, 2025 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.

ORDINANCES and REQUIREMENTS:

Section 4.46 – Paragraph (A): The goods, items or articles sold or activities conducted as part of any outdoor retail sale must be consistent with the zoning district where the parcel is located.

Section 16.01 – Uses Permitted: In all “P” districts, no land shall be used for any other use than automobile parking of private passenger vehicles.

- 9. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #2**
 REPRESENTATIVE: Nicole Agbay
 COMMON DESCRIPTION: 30975 Ryan
 LEGAL DESCRIPTION: 13-07-227-013
 ZONE: C-1

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation 20 x 30 (600 square ft.) from March 31, 2024 through January 31, 2025 to no less than 45 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile property line.

ORDINANCES and REQUIREMENTS:

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

10. PUBLIC HEARING: **APPLICANT: Global Sign & Awning**
REPRESENTATIVE: Ayad Sitto
COMMON DESCRIPTION: 3949 Nine Mile
LEGAL DESCRIPTION: 13-30-478-035
ZONE: R-1-P

VARIANCES REQUESTED: Permission to

Erect two wall signs on the south elevation of the building:

- 1) "IAG International Assembly of God" – 80 square ft.
- 2) A cross – 40 square ft.

Total wall signage 120 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.

11. PUBLIC HEARING: **APPLICANT: Ali Ajami**
REPRESENTATIVE: Brian Stakley
COMMON DESCRIPTION: 25010 Mound
LEGAL DESCRIPTION: 13-21-353-025
ZONE: M-2

VARIANCES REQUESTED: Permission to

Erect the following signage:

- 1) A 106 square ft. freestanding sign with:
 - A. Overall height of 25 ft.
 - B. No less than 8 ft. 6 in. from the Ten Mile Road property line.
 - C. No less than 4 ft. from the Mound Road property line.
- 2) Allow the following signage on a 276' x 3' = 828 square ft. gas canopy:
 - A. Front (south) elevation: "Sunoco" 25 in. x 11 ft. 2 in. = 23.26 square ft., remaining 318.74 square ft. of decorative design.
 - B. Left (west) elevation: "Sunoco diamond" 42 in. x 67 in. = 19.54 square ft., remaining 52.46 square ft. of decorative design.
 - C. Rear (north) elevation no signage, 342 square ft. of decorative design.
 - D. Right (east) elevation: "Sunoco diamond" 42 in. x 67 in. = 19.54 square ft., 52.46 square ft. of decorative design.

Total canopy signage: 62.34 square ft., remaining 765.66 of decorative design.

If variances are approved all previous sign variances 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): 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.

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 C-1, C-2, C-3, M-1 and M-2.

Section 4A.18 – Height B) Freestanding Signs: The height of all freestanding signs shall not exceed twenty (20) feet.

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

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.