



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
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, May 22, 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 May 8, 2024.**

6. PUBLIC HEARING: **APPLICANT: Andrew Green**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 25813 Lila Ct
LEGAL DESCRIPTION: 13-19-403-011
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow:

- 1) A 6 ft. high privacy fence to extend approximately 60 ft. past the front building line along the north property line.
- 2) A 6 ft. high privacy fence to extend 17.6 ft. past the front building line along the south property line.
- 3) A privacy fence to be constructed within the 10 ft. clear vision zone of the neighboring driveway to the west at 25850 Virginia.
- 4) A 4 ft. high privacy fence past the front building line in the northwest corner of the property (adjacent to the public sidewalk from Lila Ct. to Frazho) to extend approximately 24.9 ft. from 1 ft. in from the public sidewalk on Lila Ct. to 1 ft. from the public sidewalk on Frazho.

ORDINANCES and REQUIREMENTS:

Section 4D.08 – Fences, Walls and Landscape Screens in Front Yard Between Building Line and Front Property Line: No fence, wall or landscape screen shall be constructed between the established building line and the front property line, except as follows: B. Cul-de-sac. When a lot at the closed end of a cul-de-sac street and the side yard is adjacent to a street, fences or walls may be extended beyond the front building line up to one (1) foot from the sidewalk and shall not exceed the height of four (4) feet along the side yard property line adjacent to the street.

Section 4D.33 – Privacy Fences. B. Corner Lots: A privacy fences is permitted on corner lots provided that if the fence abuts any driveway, including driveways on adjacent property, the fence shall be set back a minimum of ten (10) feet from the intersection of the property line and the driveway providing a clear vision zone area as depicted on the diagram below. The portion of the fence set back a minimum of ten (10) feet, may be angled away from the driveway or installed perpendicular to the driveway. The clear vision zone area is required to provide for the unobstructed vision of a driver existing the driveway.

- 7. PUBLIC HEARING: **APPLICANT: Douglas Myers II**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 29506 Moulin
- LEGAL DESCRIPTION: 13-11-429-021
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain a 14' x 16' = 224 square ft. roof over a patio.
- 2) Allow 923 square ft. of accessory structures in rear yard (699 square ft. detached garage & a 224 square ft. patio roof).

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: 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.

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.

- 8. PUBLIC HEARING: **APPLICANT: WLI Properties LLC**
- REPRESENTATIVE: John D. Dinka
- COMMON DESCRIPTION: 11875 Stephens
- LEGAL DESCRIPTION: 13-26-151-018
- ZONE: M-2

VARIANCES REQUESTED: Permission to

Retain fabric attached to chain link fence.

ORDINANCES and REQUIREMENTS:

Section 4D.10 – Materials: All fences or wall shall be constructed of materials in compliance with the state construction code and shall be of sufficient quality with property maintenance to

withstand rusting, rotting and other weather-related deterioration for a period of not less than ten (10) years.

9. NEW BUSINESS

10. 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.