



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
Shaun Lindsey
Anthony Sieracki, Jr.

Zoning Board of Appeals
Office of the City Council
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Warren, MI 48092
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, July 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 Meeting of June 26, 2024.**

6. PUBLIC HEARING: **APPLICANT: Mark Sykes**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11542 Short
LEGAL DESCRIPTION: 13-03-231-003
ZONE: R-1-A

VARIANCES REQUESTED: Permission to

- 1) Petitioner seeks to construct an additional 624 square ft. (24' x 26') onto an existing 374 square ft. (17' x 22') attached garage in addition to an existing 75 square ft. (7 ½' x 10') shed for a total of 1,073 square ft. of accessory structure floor area.
- 2) Petitioner seeks new garage addition to be within 6' of the (west) side lot line.

ORDINANCES and REQUIREMENTS:

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

Section 5.07: In R-1-A Districts, the width of the side yard abutting upon a street shall be not less than thirty (30) feet when rear yards abut side yards.

7. PUBLIC HEARING: **APPLICANT: William McDaniel**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 26523 Wexford
 LEGAL DESCRIPTION: 13-19-226-034
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain an existing 100 square ft. (10' x 10') shed to within 6" of rear easement and 27' from existing detached garage.
- 2) Erect a shed greater than 120 square ft. (12' x 24' = 288 square ft.) in addition to and 31' foot from an existing (20.1' x 24.1' = 484 square ft.) detached garage for a total of 872 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 4.20 Paragraph (a): ... the existing side building lines of the principal building in the lot and shall be one (1) foot from the edge of any easement.

Section 4.20 Paragraph (a.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.

Section 4.20 Paragraph (a.5): That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

Section 5.01 Paragraph (i): ... All garages and/or accessory building shall not contain more than seven hundred (700) square feet of floor area.

8. PUBLIC HEARING: **APPLICANT: John Giannini**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 23816 Marlin Ave
 LEGAL DESCRIPTION: 13-30-305-021
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain an existing 144 square ft. (12' x 12') shed to within 1' of the south lot line that projects beyond the side building lines of principal building in addition to a 672 square ft. (24' x 28') detached garage for a total of 816 square ft. of accessory structure area.
- 2) Retain a "modified" clear vision zone for an existing privacy fence with a rolling gate to provide the clear vision zone on the south property line of their vacant adjoining lot.

ORDINANCES and REQUIREMENTS:

Section 4.20 Paragraph (a): 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.

Section 4.20 Paragraph (a.5): That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

Section 5.01 Paragraph (i): ... All garages and/or accessory building shall not contain more than seven hundred (700) square feet of floor area.

Section 4D.33 (b): Corner lots. A privacy fence 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 exiting the driveway.

- 9. PUBLIC HEARING: **APPLICANT: Kemp Building and Development**
- REPRESENTATIVE: Adam Stier
- COMMON DESCRIPTION: 7177 Miller and 7243 Miller
- LEGAL DESCRIPTION: 13-04-427-009 / 13-04-427-008
- ZONE: M-2 / M-2

VARIANCES REQUESTED: Permission to
Permission to waive thirty-eight (38) required parking spaces.

ORDINANCES and REQUIREMENTS:

Section 4.32 Item (23): Industrial establishments ... One (1) parking space for each twelve hundred (1,200) square feet of floor space.

- 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.