



Zoning Board of Appeals

Office of the City Council

5460 Arden, Ste. 505

Warren, MI 48092

Ph. (586)258-2060

Fax: (586)268-0606

Roman Nestorowicz, Chairman  
Judy Furgal, Vice-Chairwoman  
Paul Jerzy, Secretary  
Charles Anglin, Asst. Secretary  
Jeffrey Curle  
Charles Perry  
Suzanne Rutkowski  
Anthony Sieracki, Jr.  
Michael Sylvester

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, July 28, 2021 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, 3<sup>rd</sup> Floor, Warren, 48093.  
Due to building being closed for Covid-19, 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 14, 2021.**

- |                     |                                     |
|---------------------|-------------------------------------|
| 6. PUBLIC HEARING:  | <b>APPLICANT: Bazo Construction</b> |
| REPRESENTATIVE:     | Sarah Mheisen                       |
| COMMON DESCRIPTION: | 27848 Van Dyke                      |
| LEGAL DESCRIPTION:  | 13-15-301-001                       |
| ZONE:               | MZ, C-2, P                          |

**VARIANCES REQUESTED: Permission to**

- 1) Allow the following signage on a 31" x 268' = 692.32 square ft. gas canopy:
  - a) North elevation BP Helios 39" x 44" = 11.92 square ft.
  - b) West elevation BP Helios 39" x 44" = 11.92 square ft.
  - c) South elevation BP Helios 39" x 44" = 11.92 square ft.

Total signage on gas canopy 35.76 square ft., remainder of 656.56 square ft. of decorative design.

- 2) Allow re-imaging of 4 gas pumps as follows:
  - a) Each pump face 16.39 square ft. x 8 faces = 132.08 square ft.
  - b) Each side of pump/valance 4.5 square ft. x 8 sides = 36 square ft.

Total signage on pumps 168.08 square ft.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 – Signs Permitted in Commercial Business and Industry 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.

- 7. PUBLIC HEARING: **APPLICANT: Firas Essi**
- REPRESENTATIVE: Nashwan Hermiz
- COMMON DESCRIPTION: 30200 Ryan
- LEGAL DESCRIPTION: 13-08-151-007
- ZONE: M-2

**VARIANCES REQUESTED: Permission to**  
 Operate a major repair facility 171 ft. from a residential district.

**ORDINANCES and REQUIREMENTS:**

**Section 14.01 – Uses Permitted:** (J) Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that such establishments are located at least two hundred (200) feet from any residential district.

- 8. PUBLIC HEARING: **APPLICANT: Lawrence Holman – USE –**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 23700, 23810 Van Dyke and Chapp (VL)
- LEGAL DESCRIPTION: 13-27-302-001, 13-301-004 and 020
- ZONE: MZ, C-2, R-1-P; C-2; R-1-P

**VARIANCES REQUESTED: Permission to – USE –**  
 Allow nursing home in a C-2 zone. (23810 Van Dyke and Chapp – vacant lot, to be utilized for parking).

**ORDINANCES and REQUIREMENTS:**

**Section 14.01 – Uses Permitted:** A nursing home facility is not permitted in a C-2 zone.

- 9. NEW BUSINESS
- 10. ADJOURNMENT

Paul Jerzy  
Secretary of the Board