



Roman Nestorowicz, Chairman
Judy Furgal, Vice-Chairwoman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretary
William Clift
Jeffrey Curle
Charles Perry
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, September 22, 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, 3rd 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 Meetings of August 25, 2021 and September 8, 2021.**

6. PUBLIC HEARING: **APPLICANT: James Kump and Curtis Rabon, Jr.**
(Rescheduled from 8/25/2021)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 8343 Garbor
LEGAL DESCRIPTION: 13-15-304-028
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 2) Erect a 12' x 12' = 144 square ft. shed. For a total of 1,296 square ft. of accessory structures.
- 3) Erect a shed outside the side building lines of the dwelling.
- 4) Erect a shed 10' 8" from the garage.

ORDINANCES and REQUIREMENTS:

Section 4.19 – Detached Garage Buildings: (B) Detached garages shall not exceed one (1) story or ten (10) feet in height of the eaves.

Section 4.20 – Detached Accessory Buildings: (A) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. 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. 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 ft.

- 7. PUBLIC HEARING: **APPLICANT: Paul and Alicia Ghanam**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 32061 Margaret Ct.
- LEGAL DESCRIPTION: 13-03-257-004
- ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Allow an 824 square ft. attached garage.

ORDINANCES and REQUIREMENTS:

Section 5.01(i) – Uses Permitted: Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is houses not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

- 8. PUBLIC HEARING: **APPLICANT: Vito Lombardo -USE-**
- REPRESENTATIVE: John Quilan
- COMMON DESCRIPTION: 28759 Hoover
- LEGAL DESCRIPTION: 13-15-226-032
- ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

Allow a cellphone repair and sales business in a C-1.

ORDINANCES and REQUIREMENTS:

Section 4.01: Compliance with all laws; uses not expressly permitted are prohibited; illegal operation of a business is a misdemeanor. (a) A building or land shall only be used, altered, constructed or reconstructed if it complies with: (1) all applicable provisions of the code of ordinance, including appendix a, zoning; and (2) all other applicable laws. (b) uses not expressly permitted within a specified zoning district are prohibited in that district.

Section 14.01 – Uses Permitted in a C-2 Zoning District: (D) any service establishment of an office-showroom workshop nature of an electrician, decorator, dressmaker, tailor, baker, printer, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service.

- 9. PUBLIC HEARING: **APPLICANT: Byron’s Resale and Antiques -USE-**
- REPRESENTATIVE: Byron Gibbs
- COMMON DESCRIPTION: 11530 Ten Mile
- LEGAL DESCRIPTION: 13-27-231-031
- ZONE: C-1

VARIANCES REQUESTED: Permission to ~~USE~~

- 1) Allow a secondhand/resale store in a C-1 zoned tenant space.
- 2) Allow a secondhand/resale store adjacent to residential property at the south and west.

ORDINANCES and REQUIREMENTS:

Section 4.01(B): Compliance with all laws; uses not expressly permitted are prohibited; illegal operation of a business is a misdemeanor. Uses not expressly permitted within a specified zoning district are prohibited in that district.

Section 14.01 (U) – Uses Permitted in a C-2 Zoning District: Secondhand dealers shall be permitted if the following locational criteria are complied with: 1. The site for a secondhand dealer shall be located more than five hundred (500) feet from the following zoning districts: R-1-A, R-1-B, R-1-C, R-1-P, R-2, R-3, R-3-A, R-4 or R-5; and 2. The site must be located more than one thousand (1,000) feet from a site having a second hand dealer designation under this ordinance or further than one thousand (1,000) feet to the property line of any public or private preschool, elementary school, middle school, junior high school, or high school.

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| 10. | PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE: | APPLICANT: 27050 Gloede Investments LLC Joe Konja 27048 Gloede 13-13-477-018 M-2 |
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VARIANCES REQUESTED: Permission to
Waive 4,856 square ft. of required off-street parking.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements: In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed. Provide upon land owned by such establishment about each industrial building, buildings or use, other than the front yard, or driveways which shall be sufficient in size to provide adequate facilities for the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein, such space shall not be less than one (1) parking space for each four (4) employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred (100) percent of the total floor area.

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| 11. | PUBLIC HEARING: REPRESENTATIVE: COMMON DESCRIPTION: LEGAL DESCRIPTION: ZONE: | APPLICANT: Ed Cutlip Same as above. 24358 Groesbeck 13-25-153-038 M-2 |
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VARIANCES REQUESTED: Permission to
Waive an additional 54,663 square ft. of off-street parking. In addition to the previously ZBA approved 6,897 square ft. (01/09/85) for a total of 61,560 square ft. of off-street parking.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements. (23) Industrial Establishments: Including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. Provide upon land owned by such establishment about each industrial building, buildings or use, other than the front yard, or driveways which shall be sufficient in size to provide adequate facilities for the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein, such space shall not be less than one (1) parking space for each four (4) employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred (100) percent of the total floor area.

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| 12. PUBLIC HEARING: | APPLICANT: Weldaloy Specialty Forging Company |
| REPRESENTATIVE: | Randy Thomas |
| COMMON DESCRIPTION: | 24011, 24075, 24101 Hoover and 11551, 11501 Stephens |
| LEGAL DESCRIPTION: | 13-27-276-029 (028, 027, 032 and 018) |
| ZONE: | M-2 |

VARIANCES REQUESTED: Permission to
1) Construct a building addition with the height of 50' 9".
2) Waive 81,522 square ft. of required off-street parking.

ORDINANCES and REQUIREMENTS:
Section 17.02 – Industrial Standards: (D) Height of buildings; M-2; 2 stories, 30 feet.
Section 4.32 – Off-street Parking Requirements. (23) Industrial Establishments: Including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. Provide upon land owned by such establishment about each industrial building, buildings or use, other than the front yard, or driveways which shall be sufficient in size to provide adequate facilities for the parking of automobiles and other motor vehicles used by the firm or employees or persons doing business therein, such space shall not be less than one (1) parking space for each four (4) employees, computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred (100) percent of the total floor area.

13. NEW BUSINESS

14. ADJOURNMENT

Paul Jerzy
Secretary of the Board