



Zoning Board of Appeals

Office of the City Council

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Warren, MI 48092

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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

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, September 8, 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 Meeting of August 25, 2021.**

6. PUBLIC HEARING:

**APPLICANT: Phillips & Marie Fazio
Family Trust ~~USE~~**

(Rescheduled from 8/11/2021 and 8/25/2021)

REPRESENTATIVE:

Kerm Billette

COMMON DESCRIPTION:

21730 Schoenherr

LEGAL DESCRIPTION:

13-36-153-051

ZONE:

M-1 & R-1-P

VARIANCES REQUESTED: Permission to

- 1) Waive 3,948 square ft. of required off-street parking.
- 2) Allow the open storage of vehicles in an R-1-P zone. **Use**

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. (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.

Section 8.01 – Uses Permitted: Open storage is not allowed in an R-1-P zone.

- 7. PUBLIC HEARING: **APPLICANT: David Ross**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 8404 Garbor
- LEGAL DESCRIPTION: 13-15-376-001
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain existing fences that extend past the front building line, however, must be self-supporting.

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.

- 8. PUBLIC HEARING: **APPLICANT: Emilian Dorosh / St. Josaphat Ukrainian Catholic Church**
- REPRESENTATIVE: Haitham Sitto
- COMMON DESCRIPTION: 26440 Ryan
- LEGAL DESCRIPTION: 13-20-152-001
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 3) A 9 ft. high monument sign no less than 10 ft. from the public sidewalk.
- 4) A monument sign with a 37.5' x 87.5' = 22.8 square ft. EMC sign, when 16 square ft. is allowed.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: 22. Monument Sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.27 – Electronic Message Center: (B) Except a property where a business has a valid State of Michigan motor fuels retail outlet license, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

- 9. PUBLIC HEARING: **APPLICANT: Casar Management LC -USE-**
- REPRESENTATIVE: Janine and Giles Brooks
- COMMON DESCRIPTION: 26160 Groesbeck
- LEGAL DESCRIPTION: 13-24-253-005
- ZONE: MZ, C-3, P

VARIANCES REQUESTED: Permission to-USE-

- 1) Allow 22,698 square ft. of open storage in a C-3 zone.
- 2) Allow open storage on gravel and asphalt millings in a C-3 zone.
- 3) Allow required off-street parking on gravel in a C-3 zone.
- 4) Retain a commercial building no less than 5.1' from the side (north) property line.
- 5) Retain a garage no less than 2.6' from the side (south) property line.

ORDINANCES and REQUIREMENTS:

Section 15.01 – Uses Permitted: Open storage is not a permitted use in a C-3 district.

Section 4.32 – Off-Street Parking Requirements: (K) All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent), shall be maintained in a usable dustproof condition, shall be graded and drained to dispose of all surface water, provide protective bumper curbs as per Sections 4.32 (i) and 16.07, and shall otherwise comply with Section 2.46 and 16.05 of this ordinance.

Section 4.01 – Compliance With All Laws: Uses not expressly permitted are prohibited; illegal operation of a business is a misdemeanor. (B) Uses not expressly permitted within a specified zoning district are prohibited in that district.

Section 17.02 – Industrial Standards: (S) Open storage other than junk. The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas.

Section 15.06 – Side Yards on Interior Lot Lines: Side yards are not required along an interior side lot line where all walls of buildings, abutting upon such interior side lot line are wholly without windows. If windows or openings are provided, a side yard of not less than ten (10) feet shall be provided.

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) 258-2060 – 48 hours in advance of the meeting to request assistance.