



Zoning Board of Appeals

Office of the City Council

5460 Arden, Ste. 505

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, October 13, 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.
Please call ahead: (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 September 22, 2021.**

6. PUBLIC HEARING: **APPLICANT: Kelly Combs**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 31811 Sankuer
LEGAL DESCRIPTION: 13-02-326-002
ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Allow a shed that is not behind the existing side building lines of the principle building.

ORDINANCES and REQUIREMENTS:

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:

7. PUBLIC HEARING: **APPLICANT: All Seasons Sunrooms Plus**
 REPRESENTATIVE: Mark Malloy
 COMMON DESCRIPTION: 30316 Wagner
 LEGAL DESCRIPTION: 13-11-176-003
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a 31 foot rear setback.

ORDINANCES and REQUIREMENTS:

Section 7.08 – Rear Yards: Each lot in R-1-C districts shall have a rear yard depth of not less than thirty-five (35) feet.

8. PUBLIC HEARING: **APPLICANT: Abdallah Sheik**
 REPRESENTATIVE: Michael Zacks
 COMMON DESCRIPTION: 25377 Schoenherr
 LEGAL DESCRIPTION: 13-23-476-014
 ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Allow a menu board 4' x 5' = 20 square ft. standing 5' 4" tall, in the rear of the building, as a second ground sign on the property.
- 2) Allow a second 40 square ft. wall sign on the south side of the building. For a total of 80 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning districts, shopping centers as defined in Section 2.67 are permitted the following signage: b) One freestanding on-premise identification sign... c) One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

9. PUBLIC HEARING: **APPLICANT: Trans Terminal LLC ~~–USE–~~**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 21360 Dequindre
 LEGAL DESCRIPTION: 13-31-301-019
 ZONE: MZ, R-1-P, M-2

VARIANCES REQUESTED: Permission to ~~–USE–~~

Allow truck and trailer parking on the R-1-P zone of the property.

ORDINANCES and REQUIREMENTS:

Section 4.01 – Compliance: (b) uses not expressly permitted within a specified zoning district are prohibited in that district.

Section 8.01 – Uses in R-1-P: (a) uses permitted in R-1-C; (b) parking of private passenger motor vehicles.

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.