



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, November 10, 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 October 13, 2021.**

- | | |
|---------------------|----------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Florjan Lushaj |
| REPRESENTATIVE: | Courtney Lushaj |
| COMMON DESCRIPTION: | 13702 Collins |
| LEGAL DESCRIPTION: | 13-01-153-010 |
| ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to

Allow a shed to project beyond the existing building lines of the principle building on the lot.

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.

7. PUBLIC HEARING: **APPLICANT: City Farm Warren dba Goldkine**
 REPRESENTATIVE: Travis Copenhaver
 COMMON DESCRIPTION: 14401 Frazho A
 LEGAL DESCRIPTION: 13-24-252-008
 ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow the following signs:

- 1) "Goldkine" above the garage doors 300" x 40" = 83.33 square ft.
- 2) Gold "g" on left garage door 77" x 61" = 32.62 square ft.
- 3) Gold king symbol on right garage door 82" x 59" = 33.60 square ft.
- 4) "Goldkine" & symbol by entry door 27" x 63" = 11.81 square ft.

For a total of 161.36 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.14 – Prohibited Signs: The following signs are prohibited in all districts: (p) a sign, visible from a public right-of-way, advertising caregiver operations or marihuana businesses, except retail establishments and provisioning center facilities.

8. PUBLIC HEARING: **APPLICANT: NP Mound Road Industrial LLC**
 REPRESENTATIVE: PEA Group – Rachel Smith
 COMMON DESCRIPTION: 23500 Mound
 LEGAL DESCRIPTION: 13-28-300-018
 ZONE: MZ, M-4, M-2

VARIANCES REQUESTED: Permission to

- 1) Allow a building with a height of 50 feet.
- 2) Allow an 8 foot fence.
- 3) Allow fencing to within 70 feet of the front property line along Mound and to enclose the DTE energy solar array up to the property lines along Mound and 9 Mile.
- 4) Waive 1,169,156 square feet of required off-street parking.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (D) Height of buildings in a M-2 zone is 30 feet and in a M-4 zone is 40 feet.

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

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.

- 9. PUBLIC HEARING: **APPLICANT: Insurance Auto Body -USE-**
- REPRESENTATIVE: Sam Sobh
- COMMON DESCRIPTION: No Frontage
- LEGAL DESCRIPTION: 13-18-126-004
- ZONE: C-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow open storage of 89 parking spaces for passenger vehicles and a 7' x 8' scrap dumpster in a C-2 zone. **Use**
- 2) Allow open storage on the parcel when there is no building on the parcel. **Use**
- 3) Allow a row of passenger vehicles to be stacked. Non use.
- 4) Allow parking in the front yard setback to within two (2) feet of the property line along universal. Non use.
- 5) Allow mesh screening to be attached to the existing fence. Non use.

ORDINANCES and REQUIREMENTS:

Section 17.02 Industrial Standards: (S) Open storage other than junk. All open storage shall be located in a designated area approved by the Planning Commission as a part of the site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. In M-3 and M-4 zones the Planning Commission shall determine whether screening the outside storage is necessary based on the relationship of the storage to properties zoned residential as identified in Section 3.01(17) of the zoning ordinance. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the size of the primary structure. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property lines unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line. In M-3 and M-4 zones outside storage may not be closer than one hundred fifty (150) feet from any street right-of-way line.

Section 4.32 – Off-Street Parking Requirements: (K) All off-street parking areas shall be provided with adequate ingress and egress.

Section 14.06 – Front Yard for Commercial Buildings: A front yard setback of fifteen (15) feet shall be provided for commercial buildings, measuring from the right-of-way line proposed by the master thoroughfare plan of the City of Warren.

Section 4D.10 – Materials: All fences or walls shall be constructed of materials in compliance with the state construction code and shall be of sufficient quality with proper maintenance to withstand rusting, rotting and other weather-related deterioration for a period of not less than ten (10) years.

Section 4D.12 – Posts or Foundation: All fences shall be a self supporting structure. All fences shall be installed on posts sunk below grade to a depth of at least half of the height of the fence and shall not be further than ten (10) feet apart. Walls shall be erected on continuous foundations no less than forty-two (42) inches below grade.

10. PUBLIC HEARING:	APPLICANT: 11530 Stephens LLC
REPRESENTATIVE:	Yehuda Cohen
COMMON DESCRIPTION:	11530 Stephens
LEGAL DESCRIPTION:	13-27-426-030
ZONE:	M-2

VARIANCES REQUESTED: Permission to

Allow marihuana cultivation operation to within 433' of a public park, also, zoned R-1-C.

ORDINANCES and REQUIREMENTS:

Section 4G.07 – Growing, Processing, and Secure Transporter Establishments/Facili-

ties: Marihuana growing, processing, and secure transporter facilities are permitted in M-1, M-2, M-3 and M-4 zones, if, at the time of municipal license application submittal, the establishment/facility is located: (1) at least 500 feet from the nearest lot line of all of the following: (a) a residential zone, except R-1-P zones; (b) a planned unit development; (c) a public library; (d) a public park; or (e) a tax-exempt religious institution. (2) at least 1,000 feet from the nearest lot line of a school.

11. NEW BUSINESS

12. 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.