



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 Special Meeting of the Zoning Board of Appeals
Wednesday, January 26, 2022 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 January 12, 2022.**

6. PUBLIC HEARING: **APPLICANT: Nicholas Shango**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 5847 Thirteen Mile
LEGAL DESCRIPTION: 13-05-476-006
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

- 1) Retain existing 6 foot vinyl fence abutting residential to the north of the property.
- 2) Allow an 8 foot tall trash enclosure.
- 3) Waive the required 4 foot chain-link fence around a drive thru restaurant.
- 4) Waive 189 required off-street parking spaces.

ORDINANCES and REQUIREMENTS:

Section 4D.36 – Obscuring Walls: Where a non-residential land use abuts a residential district and a wall is sued to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

Section 4D.40 – Refuse, Recycling Container Screening: Containers for refuse and

recycling uses shall be screened from view from any adjacent residential use or public right-of-way, excluding alleys. Screening may consist of a six (6) foot high opaque wall constructed of masonry material which matches the primary masonry of the principal structure on the site. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Live landscape material located so it does not interfere with the function of the refuse contain is encouraged in addition to the opaque screen.

Section 14.01(k)(4) – Uses Permitted. (Drive-Thru Restaurant): Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screen wall constructed to a height of six (6) feet shall be provided.

Section 4.32(h) – Off-Street Parking Requirements: The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

7. PUBLIC HEARING:	APPLICANT: Allan Suihlik <i>(Rescheduled from 1/12/2022)</i>
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	25005 Groesbeck
LEGAL DESCRIPTION:	13-24-378-006
ZONE:	M-2

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Allow 3 pump waves with a total 18.29 square ft. of signage on 3 sides of each wave and remaining 49.08 square ft. of decorative design on each wave. Total of 54.87 square ft. of signage on waves & remainder of 147.24 square ft. of decorative design.
- 2) Allow 3 pump blades with a total of 3.87 square ft. of signage on 3 sides of each blade and remaining 9.6 square ft. of decorative design on each wave. Total of 11.61 square ft. of signage on blades and remainder of 34.83 square ft. of decorative design.
- 3) Allow 6 pump “koalas” with a total of 4.05 square ft. of signage on each “koala” and remaining 8.88 square ft. of decorative design on each “koala”. Total of 24.3 square ft. of signage on “koalas” and remainder of 53.28 square ft. of decorative design.

Total of all signage on wave, blade and koalas are 90.78 square ft. and remainder of decorative design is 137.19 square ft., this is in addition to the 111 square ft. of signage approved by the previous variances granted on 6/23/1999 and 9/24/1998.

ORDINANCES and REQUIREMENTS:

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

8. PUBLIC HEARING: **APPLICANT: Allan Suihlik**
(Rescheduled from 1/12/2022)
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 27010 Dequindre
 LEGAL DESCRIPTION: 13-18-351-002
 ZONE: C-2

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Allow 3 pump waives with a total 18.29 square ft. of signage on 3 sides of each wave and remaining 49.08 square ft. of decorative design on each wave. Total of 54.87 square ft. of signage on waves and remainder of 147.24 square ft. of decorative design.
- 2) Allow 3 pump blades with a total of 3.87 square ft. of signage on 3 sides of each blade and remaining 9.6 square ft. of decorative design on each wave. Total of 11.61 square ft. of signage on blades and remainder of 34.83 square ft. of decorative design.
- 3) Allow 6 pump “koalas” with a total of 4.05 square ft. of signage on each “koala” and remaining 8.88 square ft. of decorative design on each “koala”. Total of 24.3 square ft. of signage on “koalas” and remainder of 53.28 square ft. of decorative design.

Total of all signage on wave, blade and koalas are 90.78 square ft. and remainder of decorative design is 137.19 square ft., this is in addition to the 64.34 square ft. of wall signage and 261.5 linear feet of canopy, pump and building striping approved by the previous variance granted on 6/14/2000.

ORDINANCES and REQUIREMENTS:
Section 4A.35 – Signs Permitted in Commercial Business and Industrial 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.

- 9. NEW BUSINESS
- 10. 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.