



Zoning Board of Appeals  
Office of the City Council  
5460 Arden, Ste. 505  
Warren, MI 48092  
Ph. (586)258-2060  
Fax: (586)268-0606

Roman Nestorowicz, Chairman  
Judy Furgal, Vice-Chairwoman  
Paul Jerzy, Secretary  
Charles Anglin, Asst. Secretary  
William Clift  
Charles Perry  
Anthony Sieracki, Jr.  
Michael Sylvester

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, June 8, 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, 3<sup>rd</sup> Floor, Warren, 48093.  
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 May 25, 2022.**

6. PUBLIC HEARING: **APPLICANT: Joshua Niblack**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 12916 Stanley  
LEGAL DESCRIPTION: 13-14-204-001  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Erect a 20 ft. x 12 ft. = 240 square ft. patio awning, in addition to the existing 528 square ft. garage, for a total of 768 square ft. of accessory structures.

**ORDINANCES and REQUIREMENTS:**

**Section 7.01 – Uses Permitted:** (I) All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7. PUBLIC HEARING: **APPLICANT: Friends of Foster Kids / Theresa Toia**  
REPRESENTATIVE: Theresa Toia  
COMMON DESCRIPTION: 11099 Dodge  
LEGAL DESCRIPTION: 13-34-201-024  
ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Replace an existing front porch and steps to no less than 17 ft. 11 inches from the front property line.

**ORDINANCES and REQUIREMENTS:**

**Section 8.05 – Front Yard:** Each lot in R-1-P districts shall have a front yard not less than twenty-five (25) feet in depth.

- 8. PUBLIC HEARING: **APPLICANT: Great Lakes Development Ventures LLC**
- REPRESENTATIVE: Nicholas Plomaritis
- COMMON DESCRIPTION: 25185 Easy
- LEGAL DESCRIPTION: 13-24-451-003
- ZONE: M-2

**VARIANCES REQUESTED: Permission to**

Allow 10 ft. wide parallel parking spaces.

**ORDINANCES and REQUIREMENTS:**

**Section 4.32:** (l) All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: parallel: 12 ft. width.

- 9. PUBLIC HEARING: **APPLICANT: Global Signs & Awning**
- REPRESENTATIVE: Ayad Sitto
- COMMON DESCRIPTION: 22856 Dequindre
- LEGAL DESCRIPTION: 13-31-101-022
- ZONE: MZ, R-1-C, M-2

**VARIANCES REQUESTED: Permission to**

Allow an additional wall sign 148 in. x 39 in. = 40.08 square ft. on the north elevation, in addition to the existing 40 square ft. of wall signage. Total wall signage for this business 80.08 square ft.

**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.

- 10. PUBLIC HEARING: **APPLICANT: Global Signs & Awnings**
- REPRESENTATIVE: Ayad Sitto
- COMMON DESCRIPTION: 22862 Dequindre
- LEGAL DESCRIPTION: 13-31-101-022
- ZONE: MZ, R-1-C, M-2

**VARIANCES REQUESTED: Permission to**

Allow 1 additional wall sign 27.64 in. x 177.2 in. = 34.01 square ft. on the south elevation in addition to the existing 40 square ft. of wall signage. Total wall signage for this business 74.01 square ft.

**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.

- 11. PUBLIC HEARING: **APPLICANT: Cannaking Labs, LLC**
- REPRESENTATIVE: Jared Toogood
- COMMON DESCRIPTION: 22727 Nagel
- LEGAL DESCRIPTION: 13-35-102-031
- ZONE: M-3

**VARIANCES REQUESTED: Permission to**

- 1) Allow a building addition to no less than 50 ft. from the front (east) property line.
- 2) Hard surface to within 50 ft. of the front (east) property line.
- 3) Allow fencing past the front building line and to within 50 ft. of front (east) property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 – Industrial Standards:** (A) Front yards, 150 ft.

**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.

- 12. NEW BUSINESS
- 13. 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.**