



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
Charles Perry
Anthony Sieracki, Jr.
Michael Sylvester

**A Regular Meeting of the Zoning Board of Appeals
Wednesday, June 22, 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: (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 and June 8, 2022.**
6. PUBLIC HEARING: **APPLICANT: Richard Basile**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 25165 Tecla
LEGAL DESCRIPTION: 13-24-477-030
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain 100 ft. of 6 ft. high privacy fence set back 38 ft. from the front property line.
- 2) Allow 6 ft. high privacy fence to extend past the front building line of the dwelling along the north and south property lines; no closer 38 ft. from the front property line.
- 3) Construct a 24 ft. x 30 ft. = 720 square ft. garage.
- 4) Allow a total of 840 square ft. of accessory structures as follows: construct a 720 square ft. garage in addition to an existing 120 square ft. shed.
- 5) Allow the storage of a boat in the driveway (behind the existing wood fence).

ORDINANCES and REQUIREMENTS:

Section 4D.33 – Privacy Fences on Interior and Corner Lots: A. Interior lots. On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building line of the property or into the front yard setback.

Section 7.01 – Uses Permitted: (l) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of

which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept houses within a garage when not in use; and provided, further, that no moving vans shall be houses in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

Section 5A.04 – Parking and Storage in Front or Side Yard: No person shall park or store any recreational unit in the front or side yard of any single or two family residential lot, except that one recreational unit may be parking on an established driveway for a period not to exceed seventy-two (72) hours for purposes of loading, unloading, trip preparation, and routine maintenance and repair except that at no time shall any unmounted camper enclosure or any boat not mounted on the a boat trailer be parked or stored on a front or side yard driveway.

- 7. ADMINISTRATIVE HEARING: **APPLICANT: Ragheed Akrawi, East Ten Mile Associate, LLC**
(Rescheduled from 3/9/22, 4/13/22, 4/27/22, 5/25/22)
 REPRESENTATIVE: Christine Jaber
 COMMON DESCRIPTION: 3839 Ten Mile
 LEGAL DESCRIPTION: 13-19-479-010
 ZONE: M-2

VARIANCES REQUESTED: Permission to

Appeal of the Chief Zoning Inspector’s determination that the above noted property does not qualify for a medical marihuana facility.

ORDINANCES and REQUIREMENTS:

Section 20.05 Jurisdiction: The Board of Appeals, in conformity with the provisions of this article and the Michigan Zoning Enabling Act, MCL 125.3601 et seq., is hereby authorized 1) to hear and decide appeals from and review any administrative order, requirement, decision or determination made by an administrative official or body charged with enforcement of a zoning ordinance adopted under this article; and 2) to hear and decide questions relat4ed to the interpretation of the zoning ordinance; and 3) to hear and decide questions related to interpretation of the zoning maps; and 4) shall have the authority to grant land use and non-use variances according to the provisions of this article; and 5) to hear and decide matters which the zoning board of appeals is required to pass under this article.

Section 20.06 Appeals from an Administrative Order, Requirement, Decision or Determination: An appeal may be taken to the zoning board of appeals from an administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of a zoning ordinance. The appeal may be filed by a person with a legal interest in the property that is the subject of the order, requirement, decision or determination; or by an officer, department board or bureau of the state or local unit of government; or by a person aggrieved by an order, requirement, decision or determination made by a person aggrieved by an order, requirement, decision or determination made by an administrative official or body charged with enforcement of a zoning ordinance.

- 8. NEW BUSINESS
- 9. 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.