



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

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, August 10, 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 Meetings of July 27, 2022.**

6. PUBLIC HEARING: **APPLICANT: Lavita & Eric Modest**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30957 Lorraine
LEGAL DESCRIPTION: 13-10-129-018
ZONE: R-1-B

VARIANCES REQUESTED: Permission to

- 1) Retain a 24 ft. x 8 ft. 3 in. = 198 square ft. lean to on the side of the dwelling no less than 12 in. from the north property line.
- 2) Allow 765 square ft. of accessory structures (567 square ft. attached garage and a 198 square ft. lean to).
- 3) Retain a 23 ft. x 9 ft. = 207 square ft. driveway expansion.

ORDINANCES and REQUIREMENTS:

Section 6.06 – Side Yards: All lots in R-1-B districts shall have two (2) side yards, each having a width of not less than six (6) feet and the combined width of both side yards shall not be less than twenty (20) feet; provided, that principal buildings on adjoining lots shall be located not less

than twenty (20) feet apart, provided the overhang shall not exceed twenty-four (24) inches, not including gutter. In such cases, said measurements shall be taken from the outer edge of the overhang.

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:

Section 6.01 – 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 4.06 – Yard Use: No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

7.	PUBLIC HEARING:	APPLICANT: NP Mound Road Industrial, LLC
	REPRESENTATIVE:	Mound Road LLC – Marc Werner
	COMMON DESCRIPTION:	23500 Mound
	LEGAL DESCRIPTION:	13-28-300-018
	ZONE:	MZ, M-4, M-2

VARIANCES REQUESTED: Permission to

- 1) Allow a structure to be erected no less than 84 ft. from the south property line (Bld. #3).
- 2) Allow a structure to be erected no less than 114 ft. from the south property line (Bld. #4).
- 3) Allow parking no less than 39 ft. from the south property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (A) Front yards, M-4 200 ft. 3. In M-3 and M-4 zones, front yards may be utilized for parking or vehicles provided that the front fifty (50) feet of a lot or tract in an M-3 District and the front seventy-five (75) feet of a lot or tract in an M-4 district shall be landscaped and the balance shall be depressed at least two (2) feet so as to have all parked vehicles therein, completely out of sight or view of the roadway.

8. ADMINISTRATIVE HEARING: **APPLICANT: Ragheed Akrawi, East Ten Mile Associate, LLC**
(Rescheduled from 3/9/2022, 4/13/2022, 4/27/2022, 5/25/2022, 6/22/2022, 7/13/2022)
 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 related 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.

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.