



Roman Nestorowicz, Chairman
Judy Furgal, Vice-Chairwoman
Paul Jerzy, Secretary
Charles Anglin, Asst. Secretary
William Clift
Charles Perry
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Zoning Board of Appeals
Office of the City Council
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Warren, MI 48092
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, August 24, 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 August 10, 2022.**

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| 6. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Annette Trayner
Michael Calderwood
32430 Columbus
13-01-253-002
R-1-C |
|---|---|

VARIANCES REQUESTED: Permission to

- 1) Erect a shed that exceeds 120 ft. (10 ft. x 20 ft. = 200 square ft.)
 - 2) Square footage of garage, shed & covered rear porch combined is 875.56 square ft.
- Note: If variances are approved item #2 of the variance granted on 10/13/2004 will be rescinded.

ORDINANCES and REQUIREMENTS:

Section 7.01 Uses Permitted: (I) 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 housed within a

garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

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: 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

- 7. PUBLIC HEARING: **APPLICANT: Mary J Dardzinski**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 30115 Mirage Ct.
- LEGAL DESCRIPTION: 13-10-256-016
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a pool in the side yard, 50 feet from the front property line and 11 feet from side property line.

ORDINANCES and REQUIREMENTS:

Section 7.06 – Side Yards: Pools are not permitted in a side yard.

- 8. PUBLIC HEARING: **APPLICANT: Holy Cross Lutheran Church**
- REPRESENTATIVE: Maurice Hintze
- COMMON DESCRIPTION: 30003 Ryan
- LEGAL DESCRIPTION: 13-07-279-031
- ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Conduct an outdoor family fun fest/car show on Sunday afternoon, September 25, 2022 from 12:30 p.m. to 5:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35: Festivals require the approval of the Zoning Board of Appeals.

- 9. PUBLIC HEARING: **APPLICANT: Target Corporation / Matthew Flansburg**
- REPRESENTATIVE: Kimley-Horn / Gary Heath
- COMMON DESCRIPTION: 28800 Dequindre
- LEGAL DESCRIPTION: 13-18-101-012
- ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

Erect two (2) 12 ft. tall solar powered directional signs, larger than allowed (16 square ft. a piece) for the drive-up parking area.

ORDINANCES and REQUIREMENTS:

Section 4A.13 (F) Traffic Control/Directional Signs: Traffic control/directional signs located in parking districts smaller than two (2) square feet in size.

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (B) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

10. PUBLIC HEARING:	APPLICANT: McDonald’s USA, LLC / Joe Minorik
REPRESENTATIVE:	Venture Engineering, PLLC, Jeff Brinks
COMMON DESCRIPTION:	23000 Van Dyke
LEGAL DESCRIPTION:	13-27-355-039
ZONE:	C-2

VARIANCES REQUESTED: Permission to

- 1) Retain and expand an existing drive-thru restaurant that is less than 200 feet from an intersection.
- 2) Waive required chain-link fence requirement for the existing, to be expanded drive-thru restaurant.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: (K) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the Zoning ordinances and the following standards: 1. Be so located and designed to eliminate undue congestion in the public streets: (a) be two hundred (200) feet from the intersection; and (b) be limited to two (2) curb cuts and if the property is less than one hundred fifty (150) feet wide, be limited to one (1) curb cut. 4. 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 screening wall constructed to a height of six (6) feet shall be provided.

11. PUBLIC HEARING:	APPLICANT: Jeffrey Scott Howard -USE-
REPRESENTATIVE:	Mark S Demorest, Esq.
COMMON DESCRIPTION:	3970, 3942 and 3952 Nine Mile
LEGAL DESCRIPTION:	13-31-226-011, 13-31-226-032 and 033
ZONE:	C-1

VARIANCES REQUESTED: Permission to -USE-

Expand an existing non-conforming business in a C-1 zone with 4,250 square ft. of outdoor storage per the plan.

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Open storage is not permitted.

12. PUBLIC HEARING: **APPLICANT: PGL Building LLC -USE-**
REPRESENTATIVE: Imad Potres
COMMON DESCRIPTION: 26220 Groesbeck
LEGAL DESCRIPTION: 13-24-276-009
ZONE: MZ, C-3, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow 4,576 square ft. of outdoor storage as follows: (USE)
 - A. 3,876 square ft. of mulch storage.
 - B. 700 square ft. of storage for parking and loading of trucks.
- 2) Allow 19, 640 square ft. of gravel surface for mulch storage, and parking, loading and maneuvering of trucks.

ORDINANCES and REQUIREMENTS:

Section 15.01 – Uses Permitted: Outdoor storage is not permitted use.

Section 4.32 – Off-street Parking Requirements: (K) All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent), shall be maintained in a usable dustproof condition, shall be graded and drained to dispose of all surface water, provide protective bumper curbs as per Sections 4.32 (i) and 16.07, and shall otherwise comply with Section 2.46 and 16.05 of this ordinance.

Section 17.02 – Industrial Standards (S): Open storage other than junk. The designated area shall always be hard surfaced.

13. PUBLIC HEARING: **APPLICANT: Raymen Yaldo**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 23285 Blackstone
LEGAL DESCRIPTION: 13-26-377-014
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Retain existing building no less than 19.9 ft. from the front (east) property line.
- 2) Allow a building addition no less than 19.9 ft. from the front (east) property line.
- 3) Retain an existing building directly abutting the side (south) property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards (A): Front yards. M-2 25 ft.

(B) Side yards. M-2 20 ft.

14. NEW BUSINESS
15. ADJOURNMENT

Paul Jerzy
 Secretary of the Board