



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
David Sophiea

**A Special Meeting of the Zoning Board of Appeals
Monday, September 12, 2022 at 7:30 p.m. in the Warren Community Center
Conference Room A, 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 24, 2022.**

6. PUBLIC HEARING: **APPLICANT: Cari Easterday / Larson Realty
Group LLC**
- REPRESENTATIVE: Dave Root / Giffels Webster
COMMON DESCRIPTION: 7111 Eleven Mile
LEGAL DESCRIPTION: 13-16-451-028
ZONE: MZ, M-2, P

VARIANCES REQUESTED: Permission to

- 1) Retain an existing sign which was granted by the Zoning Board of Appeals on 9/8/1993 (which is now off-premise).
- 2) Retain an existing 156 square ft. sign which is larger than the Zoning Board of Appeals variance granted on 9/8/1993.
- 3) Retain an existing sign which is 5.3' from the front property line.

Note: If variance is granted the previous sign variance granted on 9/8/1993 will be relinquished.

ORDINANCES and REQUIREMENTS:

Section 4A.14 – Prohibited Signs: The following signs are prohibited in all districts: (J) Off-premises signs other than billboards, election and special events or activities signs as regulated in this ordinance.

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.

Section 4.17 – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

7. PUBLIC HEARING:	APPLICANT: Cari Easterday / Larson Realty Group LLC
REPRESENTATIVE:	Dave Root / Giffels Webster
COMMON DESCRIPTION:	27485 George Merrelli Drive
LEGAL DESCRIPTION:	13-16-401-008
ZONE:	AD

VARIANCES REQUESTED: Permission to

- 1) Retain an 8 ft. chain link fence along the north property line.
- 2) Retain a 7 ft. chain link fence along the west property line.
- 3) Retain a 6 ft. chain link fence that extends past the front building line to the front property line.

ORDINANCES and REQUIREMENTS:

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

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.

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.