



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  
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, September 14, 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 -NONE-

6. PUBLIC HEARING: **APPLICANT: NP Mound Road Industrial, LLC**  
*(Rescheduled from 8/10/2022)*  
REPRESENTATIVE: Mound Road LLC / Mark 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 (Bid #3).
- 2) Allow a structure to be erected no less than 114 ft. from the south property line (Bid #4).
- 3) Allow parking no less than 39 ft. from the south property line.
- 4) Waive the requirement for depressed parking in the front setbacks.
- 5) Construct a 47 ft. tall building (Bid #3).
- 6) Construct a 49 ft. tall building (Bid #4).

**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.

**(D) Height of Buildings.** Two stories, 40 feet.

- 7. PUBLIC HEARING: **APPLICANT: Dan Trombley**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 30740 Lorraine
- LEGAL DESCRIPTION: 13-10-202-002
- ZONE: R-1-B

**VARIANCES REQUESTED: Permission to**

Expand the existing driveway into the front yard. Expansion is 16 ft. x 16 ft. = 256 square ft.

**ORDINANCES and REQUIREMENTS:**

**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.

- 8. PUBLIC HEARING: **APPLICANT: Stephanie Thuemmel**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 11556 Fisher
- LEGAL DESCRIPTION: 13-34-483-009
- ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Allow petitioner to finish construction of an upper deck no less than 23 ft. 9 inches from the front property line and retain front porch 24 ft. from the front property line.

**ORDINANCES and REQUIREMENTS:**

**Section 7.05 – Front Yard:** Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet.

- 9. PUBLIC HEARING: **APPLICANT: Bazo Construction-USE-**
- REPRESENTATIVE: Sarah Mheisen
- COMMON DESCRIPTION: 11610 Thirteen Mile
- LEGAL DESCRIPTION: 13-11-101-001
- ZONE: MZ, C-1, P

**VARIANCES REQUESTED: Permission to-USE-**

Allow the following related to signage:

- 1. Allow the following signage on a gas canopy 172' x 31" = 444.33 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 446 total square ft. of gas canopy #1.
  - A. North elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.92 square ft. and one illuminated tri-mark logo at 14.31 square ft.
  - B. West elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.

C. East elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft. Total of 53.07 square ft. of signage on canopy and the remainder of 392.93 square ft. of decorative design.

2. Allow the following signage on a gas canopy 52' x 31" = 392.66 square ft. plus 1.6 square ft. (tri-mark extending above canopy) = 394.26 total square ft. of gas canopy #2.

A. West elevation: illuminated "Citgo" sign 21" x 88 5/8" = 12.92 square ft. and one illuminated tri-mark logo at 14.31 square ft.

B. North elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.

C. South elevation: illuminated "Citgo" channel letters 21" x 88 5/8" = 12.92 square ft.

Total 53.07 square ft. of signage on canopy and the remainder 341.19 square ft. of decorative design.

3. Allow re-imaging of 5 gas pumps on both sides at 38.94 per pump for 194.7 square ft. on the pumps.

Previous variances granted on 6/28/1978 and 4/22/1987 related to canopy signage will be relinquished.

**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.

**Section 16.02 – Limitation of the Use (E):** No sign shall be erected upon such parking areas, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is operated and/or the parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

<b>10. PUBLIC HEARING:</b>	<b>APPLICANT: Tom LaCross, PE/HRC</b>
REPRESENTATIVE:	Greg Combs / General Motors, LLC
COMMON DESCRIPTION:	6400 Twelve Mile
LEGAL DESCRIPTION:	13-16-126-001
ZONE:	M-3

**VARIANCES REQUESTED: Permission to allow:**

- 1) A security guard booth no less than 66 ft. from the front property line. (West security booth.)
- 2) A security guard booth no less than 69 ft. from the front property line. (East security booth.)
- 3) A 6 ft. high black vinyl chain link fence that extends past the front building line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 Industrial Standards (A):** Front yards M-3 150 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.

<b>11. PUBLIC HEARING:</b>	<b>APPLICANT: Anthony Bogedin -USE-</b>
REPRESENTATIVE:	Caren M. Burdi, Attorney
COMMON DESCRIPTION:	5020 Chicago
LEGAL DESCRIPTION:	13-05-401-015

ZONE: R-1-C

**VARIANCES REQUESTED: Permission to ~~USE~~**

Allow a multi-family (4 unit) dwelling in a single family zone in which one unit is complete and the remaining units have been roughed and constructed without permits.

**ORDINANCES and REQUIREMENTS:**

**Section 7.01 – Uses Permitted:** Multi-family dwellings are not permitted in a single family district.

**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.**