



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 Regular Meeting of the Zoning Board of Appeals
Wednesday, September 28, 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 August 24,2022, Special Meeting of September 12, 2022 and Regular Meeting of September 14, 2022.**

6. PUBLIC HEARING: **APPLICANT: Gordon Palnau**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 29105 Gilbert
LEGAL DESCRIPTION: 13-10-455-030
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Expand the existing driveway in the front yard as follows:

- 1) North side of the driveway 2 ft. x 25 ft. = 50 square ft.
- 2) South side of the driveway 31.5 ft. x 8 ft. = 252 square ft.

Total driveway expansion 302 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.

7. PUBLIC HEARING: **APPLICANT: Lynn Eastin**
 REPRESENTATIVE: Timothy Clark
 COMMON DESCRIPTION: 3631 Chicago
 LEGAL DESCRIPTION: 13-06-280-010
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain horseshoe driveway in front yard.
- 2) Retain existing dwelling and allow an addition to said dwelling no less than 20 ft. from the right-of-way line.
- 3) Erect an attached 576 square ft. of garage and a 600 square ft. detached garage for a total of 1,176 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 2.58 – Yard Front: A front yard is an open space extending the full width of an interior lot and/or full length of all sides bordering upon a street or streets of a corner lot and of a uniform depth measured horizontally at right angles to the street lot line, unoccupied from the ground upward, except as hereinafter specified.

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.

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 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.

8. PUBLIC HEARING: **APPLICANT: Erisa Caka**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 30704 Glenwood
 LEGAL DESCRIPTION: 13-12-230-014
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow a 7' x 7' = 49 square ft. shed to be erected outside the side building lines of the dwelling.

ORDINANCES and REQUIREMENTS:

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.

9. PUBLIC HEARING: **APPLICANT: Dianne Clark**
 REPRESENTATIVE: Same as above.

COMMON DESCRIPTION: 11574 Meadowbrook
 LEGAL DESCRIPTION: 13-10-428-018
 ZONE: R-1-B

VARIANCES REQUESTED: Permission to

1) Allow a 20' x 20' = 400 square ft. three season room in addition to an existing 456 square ft. attached garage for a total of 856 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 6.08 – Rear Yards: Each lot in R-1-B Districts shall have a rear yard depth of not less than thirty-five (35) feet.

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. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

10. PUBLIC HEARING: **APPLICANT: Brian Lee**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 11247 Chicago
 LEGAL DESCRIPTION: 13-03-260-006
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to allow:

Erect a new home with a 784.48 square ft. attached garage, a 151.5 square ft. rear covered porch and a 295.66 square ft. rear covered porch for a total of 1,231.64 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 5.01 – Uses Permitted: (l) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same of 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 houses 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.

11. PUBLIC HEARING: **APPLICANT: Brian Lee**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 11239 Chicago
 LEGAL DESCRIPTION: 13-03-260-005
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Erect a new home with a 786.6 square ft. attached garage, a 240 square ft. front covered porch and a 240 square ft. rear covered porch for a total of 1,266.6 square ft. of accessory structures.

ORDINANCES and REQUIREMENTS:

Section 5.01: (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.

12. PUBLIC HEARING:	APPLICANT: Aver Sign Company -USE-
REPRESENTATIVE:	Jennifer Glover / Aver Sign
COMMON DESCRIPTION:	4040 Fourteen Mile
LEGAL DESCRIPTION:	13-05-101-001
ZONE:	MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Erect a 15' 1-1/16" x 5' 4" = 85.36 square ft. ground sign, 20' 4" high, with a 4' 10-15/16" under clearance no less than 6' from public sidewalks on Fourteen Mile and Ryan, in a P zone.

NOTE: If granted, the variances related to ground signs granted on 2/11/1970 and 1/11/1994 will be relinquished.

ORDINANCES and REQUIREMENTS:

Section 4A.18 – Height: The height of all signs, unless provided otherwise in this ordinance, shall comply with the following: b) Freestanding signs. The height of all freestanding signs shall not exceed twenty (20) feet.

Section 4A.19 – Clearance: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

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 16.01 – Uses Permitted: Ground signs are not permitted in a P zone.

- 13. NEW BUSINESS
- 14. 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) 258-2052 – 48 hours in advance of the meeting to request assistance.