



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

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
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**A Special Meeting of the Zoning Board of Appeals
Wednesday, February 15, 2023 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 -NONE-

- | | |
|---------------------|---|
| 6. PUBLIC HEARING: | APPLICANT: Northern Sign Co Inc. |
| REPRESENTATIVE: | Northern Sign Co Employee |
| COMMON DESCRIPTION: | 28550 Dequindre |
| LEGAL DESCRIPTION: | 13-18-101-013 |
| ZONE: | MZ, C-2, P |

VARIANCES REQUESTED: Permission to

Allow two ground signs:

- 1) Digital order screen: 49.75" x 37.5" = 12.95 square ft. with a 1' 9-3/4" under clearance.
- 2) Menu board: 42.75" x 94.5" = 28.05 square ft. with a 1' 6-3/4" under clearance.

Total of 41 square ft. of ground signage.

ORDINANCES and REQUIREMENTS:

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: b) One freestanding on premise identification sign of a size not to exceed one hundred and fifty (150) square feet in size and which shall not exceed twenty-five (25) feet in height shall be allowed for each shopping center.

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.

7. PUBLIC HEARING: **APPLICANT: Dennis Krestel -USE-**
 (Rescheduled from 2/8/2023)
 REPRESENTATIVE: Salvatore Randazzo
 COMMON DESCRIPTION: 13441 Thirteen Mile
 LEGAL DESCRIPTION: 13-02-481-020
 ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain 18 ft. long parking spaces north and east of the building.
- 2) Retain 20 ft. in long parking spaces along the east property line.
- 3) Allow a 16.6 ft. maneuvering lane.
- 4) Allow 1,783 square ft. of permanent outdoor retail sales in a “P” zone. **USE**
- 5) Allow permanent outdoor retail sales no less than 10 ft. from the front property line.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements: (l) All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions: Type: 90 degrees, width 9 ft., length 20 ft., maneuvering lane 22 ft. All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: Type: 90 degree, width 9 ft., length 22 ft., maneuvering lane 22 ft.

Section 13.04: Front Yard: A fifteen (15) foot front yard setback shall be provided.

Section 16.02 (A) – Limitation of the Use – Uses in (P) Parking Zone: Parking with or without charge of passenger vehicles.

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