



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

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, April 12, 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 of the **Special Meeting of February 15, 2023 and Regular Meeting of March 8, 2023.**

6. PUBLIC HEARING: **APPLICANT: Jeffrey Teneyck**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 28254 Besmore
LEGAL DESCRIPTION: 13-15-280-008
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Erect a roof over a porch no less than 18'6" 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.

7. PUBLIC HEARING: **APPLICANT: Michael Andrew Spina Liburdi**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 20754 Gentner
LEGAL DESCRIPTION: 13-36-451-015
ZONE: R-1-P

VARIANCES REQUESTED: Permission to

- 1) Retain a dwelling no less than 3’ 8” from the side (north) property line.
- 2) Construct a porch no less than 21” from the front property line.

ORDINANCES and REQUIREMENTS:

Section 8.07 – Side Yards Abutting Upon a Street: In R-1-P districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards.

Section 8.05 – Front Yard: Each lot in R-1-P district shall have a front yard not less than twenty-five (25) feet in depth.

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| 8. | PUBLIC HEARING: | APPLICANT: Jennifer Mason |
| | REPRESENTATIVE: | Same as above. |
| | COMMON DESCRIPTION: | 32809 Beechwood |
| | LEGAL DESCRIPTION: | 13-01-204-029 |
| | ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to

Retain a 6 ft. high privacy fence that extends 45” past the front building line.

ORDINANCES and REQUIREMENTS:

Section 4D.08 – Fences, Walls and Landscape Screens in Front Yard Between Building Line and Front Property Line: No fence, wall or landscape screen shall be constructed between the established building line and the front property line.

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| 9. | PUBLIC HEARING: | APPLICANT: Warren Woods Tower Booster Club |
| | REPRESENTATIVE: | Jason Chamberlin |
| | COMMON DESCRIPTION: | 13400 Twelve Mile |
| | LEGAL DESCRIPTION: | 13-14-226-023 & -024 |
| | ZONE: | MZ, R-1-C, C-1 |

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May 19th to Sunday, May 21, 2023 from:

- Friday 4pm to 12am
- Saturday Noon to 12am
- Sunday Noon to 11pm

Music to be lowered at 10pm each night.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Fairs require the approval of the Zoning Board of Appeals.

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| 10. | PUBLIC HEARING: | APPLICANT: Family Fun Fireworks |
| | REPRESENTATIVE: | Caren Burdi |
| | COMMON DESCRIPTION: | 30800 Hoover |
| | LEGAL DESCRIPTION: | 13-11-101-033 |
| | ZONE: | MZ, C-1, P, C-2 |

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sale without a permanent building.

- 2) Conduct a temporary outdoor sale in a 20' x 50' tent = 1,000 square ft. in a parking lot from 6/15/2023 through 7/5/2023, 9:00 a.m. to 9:00 p.m. with a 10' buffer around the tent.
- 3) Waive 54 off-street parking spaces for the outdoor sales area and retail businesses combined.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval: D) No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

Section 4.32 (H) 22: One (1) parking space required for each 300 square ft. of floor space and outdoor sales are combined.

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| 11. PUBLIC HEARING: | APPLICANT: Haitham Sitto |
| REPRESENTATIVE: | Leisa Florchuk |
| COMMON DESCRIPTION: | 26601 Ryan |
| LEGAL DESCRIPTION: | 13-19-228-037 |
| ZONE: | MZ, R-1-C, C-1, R-1-P |

VARIANCES REQUESTED: Permission to

Add a 31.75" x 84.5" = 18.63 square ft. LED sign to an existing 12' high ground sign with a 5' setback from the property line, resulting in a new under clearance of 4' 2". (If this variance is granted it will replace the sign variance granted on June 10, 1981.)

ORDINANCES and REQUIREMENTS:

Section 4A.17 – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: b) All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

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.

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| 12. PUBLIC HEARING: | APPLICANT: Aver Sign Company -USE- |
| REPRESENTATIVE: | Jennifer Glover |
| COMMON DESCRIPTION: | 11610 Thirteen Mile |
| LEGAL DESCRIPTION: | 13-11-101-001 |
| ZONE: | MZ, C-1, P |

VARIANCES REQUESTED: Permission to -USE-

Allow a pylon sign in a 'P' zone with the following specifications:

- 1) Located in a 'P' zone.
 - 2) Height of 27' 2-1/2".
 - 3) Total square ft. of sign 145.79.
 - 4) Under clearance of 6' 6-1/2".
 - 5) Leading edge of sign no closer than 48" from property line.
- If approved all previous variances related to the pylon sign with be relinquished.

ORDINANCES and REQUIREMENTS:

Section 16.02 Limitation of the Use: E) No sign shall be erected upon such parking area, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is

operated and/or parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above the nearest curb elevation and shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

Section 4A.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.

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.

- 13. PUBLIC HEARING: **APPLICANT: 32800 Mound LLC -USE-**
- REPRESENTATIVE: Paul Weisberger
- COMMON DESCRIPTION: 32800 Mound
- LEGAL DESCRIPTION: 13-04-102-007
- ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

Allow indoor storage in a C-1 property.

ORDINANCES and REQUIREMENTS:

Section 1301 – Uses Permitted: Warehouse and storage buildings are not a permitted use in a C-1 zone.

- 14. PUBLIC HEARING: **APPLICANT: Steve Elturk**
- REPRESENTATIVE: Hisham Turk
- COMMON DESCRIPTION: 28630 Ryan
- LEGAL DESCRIPTION: 13-17-101-040
- ZONE: C-1

VARIANCES REQUESTED: Permission to

Erect a building addition no less than 12’ 4” from the side (south) property line.

ORDINANCES and REQUIREMENTS:

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: 9) Every building shall have two (2) side yards of not less than twenty (20) feet each.

- 15. PUBLIC HEARING: **APPLICANT: Kemp Building and Development**
- REPRESENTATIVE: Thomas R Kemp
- COMMON DESCRIPTION: 27650 Dequindre
- LEGAL DESCRIPTION: 13-18-302-007
- ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Waive 162 off-street parking spaces when 518 spaces are required and 356 are provided.
- 2) Waive the required greenbelt/decorative wall along the east property line.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements: H) The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (18) Medical or dental clinics. One (1) parking space for each one hundred fifty (150) square feet of gross floor area.

Section 14.04 – Greenbelt: All non-residential uses, when adjacent to an existing residence or residential district or adjacent to an alley which abuts an existing residence or residential district, shall provide and maintain a twenty (20) foot greenbelt, or decorative wall, in compliance with Section 2.26 of this ordinance.

16. NEW BUSINESS

17. 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.