



Roman Nestorowicz, Chairman
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Zoning Board of Appeals
Office of the City Council
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Warren, MI 48092
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, April 26, 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 **Regular Meetings of March 8, 2023 and April 12, 2023.**

6. PUBLIC HEARING: **APPLICANT: Aver Sign Company -USE-**
(Rescheduled from 4/12/2023)
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 will 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.

- 7. 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

Retain a 10' 3" x 7" 3" = 74.3 square ft. shed which projects beyond the side building line of the dwelling, no less than one foot from the side property line.

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 not 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.

- 8. PUBLIC HEARING: **APPLICANT: Warren Lions Club**
- REPRESENTATIVE: Al Lindsey
- COMMON DESCRIPTION: 3001 Thirteen Mile
- LEGAL DESCRIPTION: 13-06-402-002
- ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Conduct the 2023 Warren City Fair as follows:

Wednesday	June 14	3pm to 11pm
Thursday	June 15	3pm to 11pm
Friday	June 16	3pm to 11pm
Saturday	June 17	12pm to 11pm
Sunday	June 18	12pm to 10pm

ORDINANCES and REQUIREMENTS:

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

- 9. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #1 -USE-**
 REPRESENTATIVE: Nicole Agbay
 COMMON DESCRIPTION: 29010 Schoenherr
 LEGAL DESCRIPTION: 13-12-353-010
 ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Conduct a seasonal outdoor sales operation in a P District from March 31, 2023 through January 31, 2024 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.

ORDINANCES and REQUIREMENTS:

Section 4.4 Paragraph (A): The goods, items or articles sold or activities conducted as part of any outdoor retail sale must be consistent with zoning district where the parcel is located.

Section 16.01 – Uses Permitted: In all P districts, no land shall be used for any other use than automobile parking of private passenger vehicles.

- 10. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #2**
 REPRESENTATIVE: Nicole Agbay
 COMMON DESCRIPTION: 30975 Ryan
 LEGAL DESCRIPTION: 13-07-227-013
 ZONE: C-1

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation 20' x 30' (600 square ft.) from March 31, 2023 through January 31, 2024 to no less than 45 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile property line.

ORDINANCES and REQUIREMENTS:

Section 4.52 – Paragraph (D): No sales activity or display of shall be permitted in the area designated for required off-street parking for the existing or temporary use.

- 11. PUBLIC HEARING: **APPLICANT: Global Signs & Awning -USE-**
 REPRESENTATIVE: Ayad Sitto
 COMMON DESCRIPTION: 8201 Thirteen Mile
 LEGAL DESCRIPTION: 13-03-352-007
 ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Erect a monument sign 15.23 ft. in height, 12.5 ft. in width, no closer than 3.6 ft. from the front (south) property line, with 75 square ft. of signage including 18 square ft. EMC in a “P” zone. If approved the previous ground sign variance will be relinquished and no signage will be allowed on the base of the sign under the EMC.
- 2) Erect a 118.6 square ft. wall sign.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.17 – Setbacks: 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 16.01 – Uses Permitted: Signs are not allowed in a “P” zone.

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.

12. PUBLIC HEARING:	APPLICANT: Carea Inc dba Auto & Truck Accessories
REPRESENTATIVE:	Michael Zito
COMMON DESCRIPTION:	8154 Fourteen Mile
LEGAL DESCRIPTION:	13-03-102-039
ZONE:	C-1

VARIANCES REQUESTED: Permission to

Retain the following signage:

- 1) Wall signage on the north elevation closest to Fourteen Mile, 9 banner type signs 10’ x 2.5’ = 25 square ft. each, total of 225 square ft.
- 2) Banner type wall sign on the north elevation adjacent to front entrance, 10’ x 2.5’ = 25 square ft.
- 3) Checkered stiped design element consisting of 235.75 square ft. as follows:
 - A. North elevation by front door & west elevation by overhead doors, 42’ x 29.5” = 103.25 square ft.
 - B. North elevation by Fourteen Mile 53’ x 30” = 132.5 square ft.
- 4) Retain projecting sign on the face of the building 10’ from the northwest corner with changeable copy 8’ x 9’ = 72 square ft., 18 ft. high with a 9’ under clearance no less than 6’ of the front property line. *

Total wall signage = 532.75 square ft. (including 72 square ft. projecting sign on the northwest corner of building.)

*This sign was granted with a variance on 4/13/2005, however, there was a condition that the “petitioner will remove the existing block lettering on the north and west face of the building.” Therefore, if variance is granted, the variance of 4/13/2005 will be relinquished.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: 5. Banner Signs. A temporary sign made of fabric or other non-rigid material with no enclosing framework. 32. Projecting sign. A sign that is affixed to any building or part thereof, or to any structure and projects out by more than eighteen (18) inches.

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.

- 13. PUBLIC HEARING: **APPLICANT: NP Mound Road Industrial, LLC**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 23500 Mound
 LEGAL DESCRIPTION: 13-28-300-018
 ZONE: MZ, M-4, M-2

VARIANCES REQUESTED: Permission to

Erect two (2) 9 ft. high monument signs.

ORDINANCES and REQUIREMENTS:

Section 4A.36 – On-Premise Signs Permitted in Industrial Districts (M-3 and M-4): B) One freestanding on premise sign or advertising display of a size not to exceed one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

- 14. PUBLIC HEARING: **APPLICANT: Public Service Credit Union**
 REPRESENTATIVE: Gary Perelli
 COMMON DESCRIPTION: 2000 Twelve Mile
 LEGAL DESCRIPTION: 13-18-101-003
 ZONE: C-2

VARIANCES REQUESTED: Permission to

Allow 4 wall signs as follows:

- A. 103" x 56" = 40.05 square ft. north elevation.
- B. 72" x 41" = 20.5 square ft. west elevation.
- C. 60" x 20" = 8.3 square ft. west elevation, above ATM.
- D. 144" x 36" = 36 square ft. south elevation.

Total wall signage = 104.85 square ft.

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.

- 15. PUBLIC HEARING: **APPLICANT: Oksana Urban**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 5460 Arden
 LEGAL DESCRIPTION: 13-05-251-004
 ZONE: MZ, C-1, R-1-C

VARIANCES REQUESTED: Permission to

- 1. Erect a 6 ft. high monument sign.
- 2. Erect a monument sign setback 4 ft. from the property line.
- 3. Erect a monument sign with a 21.1 square ft. EMC, when 8 square ft. EMC is allowed.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

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.27 – Electronic Message Center: In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements: B) Except a property where a business has a valid State of Michigan motor fuels retail outlet license, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

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.