



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, May 10, 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, 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 of the **Regular Meeting of April 26, 2023.**

6. PUBLIC HEARING: **APPLICANT: 32800 Mound LLC -USE-**  
*(Rescheduled from 4/12/2023)*

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.

7. PUBLIC HEARING: **APPLICANT: Jeremy Sokolowski**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 13418 Chippewa  
LEGAL DESCRIPTION: 13-02-427-024  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Retain the existing driveway expansion into the front yard. Expansion is 10 ft. x 26 ft. 3 inches = 262.5 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: Arutha Cobb**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 29621 Schoenherr
- LEGAL DESCRIPTION: 13-11-429-034
- ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Operate a state licensed group day care for up to twelve (12) children, having a caregiver ratio to children of one (1) to six (6) and two (2) for twelve (12) children.

**ORDINANCES and REQUIREMENTS:**

**Section 4C.07 – Group Child Care Homes:** Districts allowed with approval: paragraph (a) special approval required. A stated licensed group child care home which meets all the standards listed below and receives approval of the Zoning Board of Appeals as a special exception pursuant to Article 20, Division 6, special exceptions upon approval of the Zoning Board of Appeals, shall be permitted in one family residential districts, R-1-A, R-1-B, R-1-C. Item 1: A mortgage survey, Item 2: Residency, Item 3: Locational criteria, Item 4: Off-street parking requirements.

**Section 20.35 – Special Exceptions Defined:** A special exception is where the Zoning Ordinance permits certain uses that are authorized by the ordinance upon the Zoning Board of Appeals determining that the use meets the stated conditions for the specified use of the property. Outdoor retail sales, circuses, fairs and carnivals are examples of special exceptions. Special exceptions are not variances and may be temporary, seasonal or permanent in nature as provided by the applicable ordinance provision.

- 9. PUBLIC HEARING: **APPLICANT: Patric Sulaka**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 24800 Hoover
- LEGAL DESCRIPTION: 13-26-101-026
- ZONE: M-2

**VARIANCES REQUESTED: Permission to**

Conduct a seasonal outdoor sales operation of Michigan legal fireworks in an area of 30 ft. x 30 ft. (900 square ft.) from June 23, 2023 through July 6, 2023 from 9 a.m. to 9 p.m.

**ORDINANCES and REQUIREMENTS:**

**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.

**10. PUBLIC HEARING:** **APPLICANT: Macomb Ventures LLC**  
**REPRESENTATIVE:** Najah McCoy  
**COMMON DESCRIPTION:** 25600 Schoenherr  
**LEGAL DESCRIPTION:** 13-24-302-018  
**ZONE:** PB

**VARIANCES REQUESTED: Permission to**

Allow the following signage:

- 1) Two wall signs when one is allowed.
- 2) Two 40 square ft. wall signs, one on the front (west) elevation and the second on the side (south) elevation.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts (P.B., S.S.):** B) One on premise sign or advertising display of a size not exceeding twelve (12) square feet in area for each business on the premises shall be allowed in Professional Business Districts and Special Service Districts.

**11. PUBLIC HEARING:** **APPLICANT: I Signs & Designs**  
**REPRESENTATIVE:** Mark Zoltowski  
**COMMON DESCRIPTION:** 24011 Hoover  
**LEGAL DESCRIPTION:** 13-27-276-029  
**ZONE:** M-2

**VARIANCES REQUESTED: Permission to**

Erect 2 wall signs as follows:

- 1) One 96 square ft. wall sign on the east (front) elevation.
  - 2) One 96 square ft. wall sign on the north (side) elevation.
- Total wall signage: 192 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.

**12. PUBLIC HEARING:** **APPLICANT: Avery Sign Company**  
**REPRESENTATIVE:** Jennifer Glover  
**COMMON DESCRIPTION:** 23990 Groesbeck  
**LEGAL DESCRIPTION:** 13-25-301-011  
**ZONE:** C-1

**VARIANCES REQUESTED: Permission to**

1) Allow the following wall signage/decorative design on the upper portion of the building, 116' x 33" (319 square ft.)

A. South elevation, 7.94 square ft. "To Go" sign.

B. North elevation, building side #2: 7.94 "To Go" sign.

C. North elevation, building side #1, no signage just decorative design.

D. Total of 15.88 square ft. of signage on the upper portion of the building and the remaining 303.12 square ft. of decorative design.

2) Allow the following signage on a 173' x 30" (432.5 square ft.) gas canopy:

A. North elevation, "Amoco" torch, 30.83 square ft.

B. West elevation, "Amoco" channel letters, 24.38 square ft.

C. South elevation, "Amoco" torch, 30.83 square ft.

Total of 86.04 square ft. of signage on the canopy and the remaining 346.46 square ft. of design element. Grand total of signage on building and canopy, 101.92 square ft., with the remaining 649.58 square ft. of design element. If variances granted, the canopy variances granted on 1/27/2010 and 10/12/1988 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.

**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.**