



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, July 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 **Regular Meetings of June 14, 2023 and June 28, 2023.**

- | | |
|---------------------|-----------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Macomb Ventures |
| REPRESENTATIVE: | Najah McCoy |
| COMMON DESCRIPTION: | 25600 Schoenherr |
| LEGAL DESCRIPTION: | 13-24-302-018 |
| ZONE: | PB |

VARIANCES REQUESTED: Permission to

Retain a 5 ft. high monument sign with 39.46 square ft. in signage, setback 4 ft. from the front property line. This is in addition to a 40 square ft. wall sign in which a variance was granted for on 5/24/2023. Total signage 79.46 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts

(PB, 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.

Section 4A.17 – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: 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.

7. PUBLIC HEARING: **APPLICANT: NP Mound Road Industrial, LLC – Contact Daniel Holstein**

REPRESENTATIVE: Mark Warner
 COMMON DESCRIPTION: 23500 Mound
 LEGAL DESCRIPTION: 13-28-300-018
 ZONE: MZ, M-4, M-2

VARIANCES REQUESTED: Permission to

- 1) Retain a building (bldg. #1) no less than 7.42 ft. from the east (rear) property line.
- 2) Waive 129 required off-street parking spaces for building #2.
- 3) Waive 31 required off-street parking spaces for building #4.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (B) Side yards, and rear yards, M-2, 20 ft.

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. (23) Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouse and storage buildings. One (1) parking space for each one thousand two hundred (1,200) square feet of gross floor area.

8. PUBLIC HEARING: **APPLICANT: 14 Mack LP / Ian Quint**

REPRESENTATIVE: Derek Kosicki, P.S.
 COMMON DESCRIPTION: 6500 Fourteen Mile
 LEGAL DESCRIPTION: 13-04-126-021
 ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow the following related to a lot split:

- 1) Related to parcel “A”:
 - A. Retain existing parking spaces of 9’ x 20’ along the adjacent property line (south property line of proposed property B).
 - B. Waive the required curb along the adjacent property line (south property line of proposed property B).
- 2) Related to parcel “B”:
 - A. Retain existing parking spaces, 9’ x 20’ along the proposed south property line.
 - B. Waive the required curb along the proposed south property line.
 - C. Retain an existing building 5’ from the proposed side (west) property line.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements: (I) 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’, length: 22’.

Section 16.07 – Curb: Necessary curbs, or other protection against damage to adjoining properties, streets, sidewalks and greenbelts shall be provided and maintained.

Section 17.02 – Industrial Standards: (B) Side yards, and rear yards. M-2, 20’ each.

- 9. NEW BUSINESS**
- 10. 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.