



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, August 23, 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 July 26, 2023 and August 9, 2023.**
6. PUBLIC HEARING: **APPLICANT: Kimberly Cady**
(Rescheduled from 8/9/2023)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30760 Moulin
LEGAL DESCRIPTION: 13-11-229-011
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain existing 100 square ft. shed, 6' and 6' 1" from property line (6' rear easement).
 - 2) Allow a 2nd shed, 100 square ft., which is outside of the principle building line.
- Total square footage of both sheds is 200 square ft.

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 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. The construction of all such accessory structures shall be subject to the following conditions: 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory

structure shall be permitted in the yard. 5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

- 7. PUBLIC HEARING: **APPLICANT: Holy Cross Lutheran Church**
 REPRESENTATIVE: Ronald Ratzow
 COMMON DESCRIPTION: 30003 Ryan
 LEGAL DESCRIPTION: 13-07-279-031
 ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Conduct an outdoor car show on Sunday, September 24, 2023 from 11:30 a.m. to 4:30 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Festivals Require the Approval of the Zoning Board of Appeals.

- 8. PUBLIC HEARING: **APPLICANT: Shamima Akter**
 REPRESENTATIVE: Mohammed Amran
 COMMON DESCRIPTION: 22555 Karam Ct
 LEGAL DESCRIPTION: 13-32-129-030
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a porch awning no less than 19.5 ft. 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.

- 9. PUBLIC HEARING: **APPLICANT: Deborah Lasure**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 2167 Pearl
 LEGAL DESCRIPTION: 13-31-110-023
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a front yard fence that extends past the front building line, no less than 25 feet from the front property line along the east property 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.

- 10. PUBLIC HEARING: **APPLICANT: Wayne Craft Inc.**
 REPRESENTATIVE: Jason McFall
 COMMON DESCRIPTION: 3699 Stolzenfeld
 LEGAL DESCRIPTION: 13-30-430-023
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Erect an awning 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.

- 11. PUBLIC HEARING: **APPLICANT: Hani Karana**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 28934 Ryan
- LEGAL DESCRIPTION: 13-17-101-001
- ZONE: C-1

VARIANCES REQUESTED: Permission to
Allow a 9' x 53" = 39.75 square ft. sign on the north elevation in addition to the 39.75 square ft. sign on the west elevation, for a total of 79.5 square ft. of wall signage.

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: Gleaners Community Food Bank of Southeastern Michigan**
- REPRESENTATIVE: Kathleen Rupp
- COMMON DESCRIPTION: 4401 Eight Mile, 20732 and 20735 Sunset
- LEGAL DESCRIPTION: 13-32-357-014, 13-32-357-009 and -013
- ZONE: M-1

VARIANCES REQUESTED: Permission to
1) Erect a second wall sign 4' 6-1/2" x 16' 10" = 76.5 square ft. in size, consisting of a design element (mural).
2) Erect a canopy 192' x 3' = 576 square ft. of a one color design element.
Total 652.5 square ft. of design element in addition to a 40 square ft. wall sign.

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.