



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  
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**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, September 27, 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 Meetings of August 23, 2023 and September 13, 2023.**
  
6. PUBLIC HEARING: **APPLICANT: Aliaa Barsik**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 23601 Willard  
LEGAL DESCRIPTION: 13-25-304-044  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

- 1) Erect a 28' x 13' = 364 square ft. awning in addition to an existing garage which is 484 square ft. for a total of 848 square ft. of accessory structures.
- 2) Erect a 9 ft. high x 13 ft. wide privacy fence at the northern edge of the proposed awning.

**ORDINANCES and REQUIREMENTS:**

**Section 7.01 – Uses Permitted:** (l) Accessory buildings or uses customarily incident to any of the above permitted uses. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

**Section 4D.32 – Specification for Residential Areas:** All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick or masonry, except privacy fences allowed as provided in Section 4D.33 may not exceed six (6) feet in height.

- 7. PUBLIC HEARING: **APPLICANT: George Augousti**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 11139 Jewett  
 LEGAL DESCRIPTION: 13-27-402-028  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**  
 Erect a porch no less than 19 ft. 4 inches 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.

- 8. PUBLIC HEARING: **APPLICANT: Brenda Maks -USE-**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 13676 Marshall  
 LEGAL DESCRIPTION: 13-36-104-016  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to -USE-**  
 Continue operating a substance abuse recovery home as a business in an R-1-C zone.

**ORDINANCES and REQUIREMENTS:**

**Section 7.01 – Uses Permitted:** Operating a recovery home in a residential zone (R-1-C) is prohibited.

**Section 4.01 – Compliance With All Laws:** Uses not expressly permitted are prohibited; illegal operation of a business is a misdemeanor. (b) Uses not expressly permitted within a specified zoning district are prohibited in that district.

- 9. PUBLIC HEARING: **APPLICANT: Dream Big Healthcare / Shana Cleveland, Nina Jackson -USE-**  
 REPRESENTATIVE: Shana Cleveland / Nina Jackson  
 COMMON DESCRIPTION: 30657 Hoover  
 LEGAL DESCRIPTION: 13-10-228-011  
 ZONE: C-1

**VARIANCES REQUESTED: Permission to -USE-**  
 Petitioner seeks to have an adult learning center in a C-1 district.

**ORDINANCES and REQUIREMENTS:**

**Section 13.01 – Uses Permitted in C-1:** A for profit school is not an allowed use.

**Section 14.01 – Uses Permitted in C-2:** (I) Business schools and colleges or private schools operated for profit.

- 10. PUBLIC HEARING: **APPLICANT: James Birnie**  
 REPRESENTATIVE: Jeffrey Graham  
 COMMON DESCRIPTION: 8519 Nine Mile  
 LEGAL DESCRIPTION: 13-27-380-026  
 ZONE: M-1

**VARIANCES REQUESTED: Permission to**

- 1) Allow 4,427 square ft. of open storage when 1,156 square ft. is allowed. (for stacked vehicles)
- 2) Allow open storage on a gravel surface.
- 3) Allow open storage no less than 18 ft. from the front (Mac Arthur) property line.
- 4) Construct a 6 ft. high opaque wire fence that extends past the front building line to 4 ft. from the front property along Mac Arthur.
- 5) Allow a 4 ft. wide landscaped area in the front setback along Mac Arthur.
- 6) Allow hard surfacing and parking in the front setbacks no less than 4 ft. from the front property line on Mac Arthur.
- 7) Waive the required 6 ft. high brick embossed wall or 8 ft. wide greenbelt along the north property line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 – Industrial Standards:** (S) Open Storage Other Than Junk. The designated area shall always be hard-surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line.

**Section 4.32 – Off-street Parking Requirements:** (K) All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent).

**Section 17.02 – Industrial Standards:** (A) Front yards. M-1 8 ft. (C) Greenbelt none, except when a side or rear yard abuts a zoning district other than industrial then 8 ft. wide per Section 2.26.

**Section 4D.36 – Obscuring Walls:** Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

- 11. NEW BUSINESS
- 12. 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.**