



Roman Nestorowicz, Chairman
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Charles Anglin
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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, November 8, 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 September 13, 2023 and September 27, 2023.**

6. PUBLIC HEARING: **APPLICANT: 27050 Gloede Investments LLC**
(Rescheduled from 9/13/2023 and 10/11/2023)
REPRESENTATIVE: Angelo Jadan
COMMON DESCRIPTION: 27048 Gloede
LEGAL DESCRIPTION: 13-13-477-018
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow a permanent shipping container (8' x 40' = 320 square ft.) on the exterior of the premises for storage of packing supplies – no cannabis.

ORDINANCES and REQUIREMENTS:

Section 4G.11 Prohibitions: (1) A marihuana business, patient operation, caregiver operation, or personal recreational adult-use is not permitted to have any of the following: (B) Except as permitted by MCL 333.26423(D) and MCL 333.27961(A), Marihuana-related outdoor storage.

7. PUBLIC HEARING: **APPLICANT: James Birnie**
 (Rescheduled from 9/27/2023)
 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.

8. PUBLIC HEARING: **APPLICANT: Mohammed Khan -USE-**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 21411 Ryan
 LEGAL DESCRIPTION: 13-31-428-036
 ZONE: M-1

VARIANCES REQUESTED: Permission to -USE-

- 1) Construct a second driveway in addition to the existing driveway with a 24 ft. wide driveway connecting the two resulting in a “horseshoe” driveway. (Engineering approval is required to install a second approach.)
- 2) Construct a 14’ x 22’ = 308 square ft. garage on a non-conforming lot, no less than 5 ft. from the side (south) property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: No part of any require 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.

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

9. PUBLIC HEARING: **APPLICANT: Wilburt McAdams – City of Warren**
 REPRESENTATIVE: Michael Malone / Partners in Architecture
 COMMON DESCRIPTION: 30619, 30601 and 30637 Schoenherr
 LEGAL DESCRIPTION: 13-11-229-039, 040 and 038
 ZONE: R-1-C & O

VARIANCES REQUESTED: Permission to

- 1) Construct an 8’ high embossed concrete screen wall along the west property line abutting the residential zone.
- 2) Erect 2 wall signs on the east elevation as follows:
 - a. Fire “logo” 173.9 square ft.
 - b. “Warren Fire Department” 80 square ft.

Total of 253.9 square ft. of wall signage.

(Contingent upon approval of parcel/lot combination.)

ORDINANCES and REQUIREMENTS:

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 4A.31 – Signs Permitted in Residential Zones (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5): This following signs are allowed in residential zones: d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

Section 4A.35 – Signs Permitted in Office Districts (O): C) One (1) wall sign of a size not to exceed twenty (20) square feet shall be allowed for each business in office districts.

10. PUBLIC HEARING: **APPLICANT: Wilburt McAdams – City of Warren**
REPRESENTATIVE: Michael Malone / Partners in Architecture
COMMON DESCRIPTION: 23211, 23231, 41 & 51 Van Dyke // 7592 Republic // 7575, 7583, 7591 Continental // Continental
LEGAL DESCRIPTION: 13-28-483-024, 011, 010, 009, 008 and 019 to 023
ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Construct a building no less than 11’ from the south (side) property line along Continental.
- 2) Construct a controlled access gate no less than 11’ 8” ft. along the south (side) property line along Continental.
- 3) Construct a 6’ high decorative fence no less than 11’ 8” ft. along the south (side) property along Continental.
- 4) Construct a fence that extends 10 ft. past the front building line.
- 5) Waive required masonry wall along the west property line.
- 6) Erect 2 wall signs on the east elevation as follows:
 - a. Fire “logo” 173.9 square ft.
 - b. “Warren Fire Department” 80 square ft.

Total of 253.9 square ft. of wall signage.
 (All contingent upon lot combination approval.)

ORDINANCES and REQUIREMENTS:

Section 8.07 – Side Yards Abutting Upon a Street: In R-1-P districts, the width of the side yard abutting upon a street shall be not less than twenty-five (25) feet when rear yards abut side yards; however, when rear yards abut rear yards.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

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 a 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.

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.

11. PUBLIC HEARING: **APPLICANT: Gleaners Community Food Bank of Southeastern Michigan**
REPRESENTATIVE: David Webster
COMMON DESCRIPTION: 4401 Eight Mile, 20732 Sunset, 20805 frontage, 20775 frontage, 20735 frontage
LEGAL DESCRIPTION: 13-32-357-014, 13-32-357-009, 011 to 013
ZONE: M-1

VARIANCES REQUESTED: Permission to

Waive the required 8 ft. wide greenbelt along the east, north & west sides of the portion of the property that is not in area of development. (Contingent upon the combination of all parcels.)

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (C) Greenbelt. None, except when a side or rear yard abuts a zoning district other than industrial then eight (8) feet wide as per Section 2.26.

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| 12. PUBLIC HEARING: | APPLICANT: Maher Al-Murisi |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 13794 Twelve Mile |
| LEGAL DESCRIPTION: | 13-13-101-002 |
| ZONE: | MZ, C-1, P |

VARIANCES REQUESTED: Permission to

Allow window signage for four windows as follows:

- 1) Window “B” signage covering 71% of window.
- 2) Window “D” signage covering 78% of window.
- 3) Window “F” signage covering 65% of window.
- 4) Window “H” signage covering 75% of window.

ORDINANCES and REQUIREMENTS:

Section 4A.28 – Window Signs: In addition to other applicable zoning requirements, the responsible party shall comply with all of the following requirements: (A) Total non-illuminated window signage shall not exceed 50% of the window where it is placed.

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| 13. PUBLIC HEARING: | APPLICANT: Allied Signs, Inc. |
| REPRESENTATIVE: | Jim Fields |
| COMMON DESCRIPTION: | 27480 Van Dyke |
| LEGAL DESCRIPTION: | 13-15-304-003 |
| ZONE: | MZ, C-2, P |

VARIANCES REQUESTED: Permission to

Erect the following signage:

- 1) Two presell menu boards @ 10.06 square ft. each, 5’ 11.5” high, total of 20.12 square ft.
- 2) One double clearance bar @ 13.66 square ft., 11.5’ high.
- 3) Two order canopies @ 2.66 square ft. each, 11’ 7.25” high, total 5.32 square ft.

Total square ft. of new signage: 39.1 square ft.

(If approved the variances approved on 9/26/2012, numbers 1, 2 and 5 will be rescinded.)

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): (B) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

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.

14. PUBLIC HEARING: **APPLICANT: Muhammad Vasig**
 REPRESENTATIVE: Charles Coleman
 COMMON DESCRIPTION: 28401 Hoover
 LEGAL DESCRIPTION: 13-15-280-010
 ZONE: PB

VARIANCES REQUESTED: Permission to

Erect a 3' x 13' = 39 square ft. wall sign. This is in addition to the previously granted variance (7/8/2020) for a 28 square ft. monument sign. If granted total signage will be 67 square ft.

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.

15. PUBLIC HEARING: **APPLICANT: Best Block Company**
 REPRESENTATIVE: Andrew Pachota
 COMMON DESCRIPTION: 22001 Groesbeck
 LEGAL DESCRIPTION: 13-35-176-006
 ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Retain a pole sign as follows:
 - a. Height, 21' 4".
 - b. Setback 11' 3" from front property line.
- 2) Retain two wall signs as follows:
 - a. Top sign: 77" x 48" = 25.67 square ft.
 - b. Bottom sign: 77" x 36" = 19.25 square ft.

Total wall signage = 45 square ft.

ORDINANCES and REQUIREMENTS:

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.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.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. 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.

16. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
REPRESENTATIVE: Kevin Deters – Metro Detroit Signs
COMMON DESCRIPTION: 6500 Fourteen Mile, Ste 500
LEGAL DESCRIPTION: 13-04-126-021
ZONE: M-2

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Install a third monument sign as follows:
 - a. Height 5' 5".
 - b. Size 3.5' x 10' = 35 square ft.

Sign is addition to: the 17' 5.5" high, 173.5 square ft. monument sign approved by the ZBA on 10/11/2023, a 44' high 880 square ft. monument sign approved by the ZBA on 10/13/1997 and 24 banners (16 square ft. each, for a total of 384 square ft. of banners) approved by the ZBA on 11/10/1997.

- 2) Install a directional sign as follows:

- a. Size: 3' height x 6' wide = 18 square ft.

In addition to two directional ground signs total 4 square ft. (ZBA granted variance on 9/26/2018.)
If approved total ground signage = 1,494.5 square ft.

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.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): (B) One freestanding on premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

17. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
REPRESENTATIVE: Kevin Deters – Metro Detroit Signs
COMMON DESCRIPTION: 28532 Schoenherr
LEGAL DESCRIPTION: 13-13-101-004
ZONE: PB

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Retain an existing 8.16' high ground sign as follows:
 - a. Size: 96" x 49" = 32.7 square ft.
 - b. Under clearance: 4.08 ft.
 - c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.

- 2) Replace an existing wall sign 1.5' x 18' = 27 square ft.

If approved total signage = 59.7 square ft. (Note: If granted the variance from 1/8/1969 for a 9 square ft. ground sign will be relinquished.)

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.

Section 4A.11 – Specific Sign Definitions: 15. Freestanding sign. A sign that is erected upon or supported by the ground and is affixed to the ground, but not attached to any building, including signs on poles or pylons that are anchored into the ground. Also called ground signs.

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.

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.

18. PUBLIC HEARING:	APPLICANT: Liliya Skikun
REPRESENTATIVE:	Paul Reschke
COMMON DESCRIPTION:	2700 Nine Mile
LEGAL DESCRIPTION:	13-31-126-003, 13-31-126-007 and 008
ZONE:	M-2, P & R-1-C

VARIANCES REQUESTED: Permission to

Erect an eight foot high poured concrete screen wall, 366.5 lineal feet, along the east side of the rear parking lot to the south turning east until it meets the berm. This will provide a buffer between the rear parking lot and the 3 residential properties at: 22731, 22713 and 22693 Warner.

ORDINANCES and REQUIREMENTS:

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

19. NEW BUSINESS

20. 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.