



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
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, March 13, 2024 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 January 10, 2024 and February 14, 2024.**

- | | |
|---------------------|--------------------------------|
| 6. PUBLIC HEARING: | APPLICANT: Doug Vollmer |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 28606 Audrey |
| LEGAL DESCRIPTION: | 13-17-202-016 |
| ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to
Erect a 24' x 36' = 864 square ft. detached garage.

ORDINANCES and REQUIREMENTS:

Section 5.01 – Uses Permitted: (l) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7. PUBLIC HEARING: **APPLICANT: Coy Construction Inc**
 REPRESENTATIVE: Coy Construction / Chris Quackenbush
 COMMON DESCRIPTION: 32021 Claeys
 LEGAL DESCRIPTION: 13-02-152-009
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to
 Allow a deck no less than 28 ft. from the rear property line.

ORDINANCES and REQUIREMENTS:
Section 5.08 – Rear Yards: Each lot in R-1-A Districts shall have a rear yard depth of not less than thirty-five (35) feet.

8. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
 REPRESENTATIVE: Kevin Deters at Metro Detroit Signs
 COMMON DESCRIPTION: 7657 Eight Mile
 LEGAL DESCRIPTION: 13-33-479-050
 ZONE: C-2

VARIANCES REQUESTED: Permission to
 Allow 3 temporary banners that:
 a) Are 5' x 10' = 50 square ft. each.
 b) Project higher than 6 feet above surface grade (on the walls of the south, west and east elevations).
 c) Displayed for 60 days each.

ORDINANCES and REQUIREMENTS:
Section 4A.41 – Temporary Signs Permitted: In all districts, one (1) temporary sign may be approved for each parcel based on the permanent parcel identification number, two (2) times per calendar year for a temporary time period not to exceed thirty (30) consecutive days as follows: A) Signs located along major thoroughfares shall not exceed thirty-two (32) square feet in total area; shall have no more than two (2) faces and shall not project higher than six (6) feet above surface grade.

9. PUBLIC HEARING: **APPLICANT: Nationwide Sign**
 REPRESENTATIVE: Nationwide Sign / Issam Hamoud
 COMMON DESCRIPTION: 2145 Eight Mile
 LEGAL DESCRIPTION: 13-31-353-056
 ZONE: M-2

VARIANCES REQUESTED: Permission to
 Erect a 58 square ft. wall sign.
ORDINANCES and REQUIREMENTS:
Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage: c) One (1) wall sign of a size not exceed forty (40) square feet shall be allowed for each business located in the shopping center.

10. PUBLIC HEARING: **APPLICANT: Warren Woods Tower Booster Club**
REPRESENTATIVE: Jason Chamberlain
COMMON DESCRIPTION: 13400 Twelve Mile
LEGAL DESCRIPTION: 13-14-226-023
ZONE: MZ, R-1-C, C-1

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May 17th to Sunday, May 19, 2024:

Friday 4:00 p.m. to 12:00 a.m.

Saturday Noon to 12:00 a.m.

Sunday Noon to 11:00 p.m.

Music to be lowered at 10:00 p.m. each night.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Fairs require the approval of the Zoning Board of Appeals.

11. PUBLIC HEARING: **APPLICANT: 14 Mile Tent LLC**
REPRESENTATIVE: Eddie Babbie
COMMON DESCRIPTION: 32800 Ryan
LEGAL DESCRIPTION: 13-05-101-039
ZONE: C-1

VARIANCES REQUESTED: Permission to

1) Conduct a seasonal outdoor sales operation in an area of 20 ft. x 20 ft. (400) square ft. from June 23, 2024 through July 5, 2024 from 10:00 a.m. to 10:00 p.m.

2) Waive 14 off-street parking space for the outdoor sale and where the tent is located.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-street Parking Requirements (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 – Standards for Temporary Outdoor Retail Sales Approval (D): No sales activity of display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

12. PUBLIC HEARING: **APPLICANT: Michael Paul Kanakry / Jenna Nola**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 5821 Thirteen Mile
LEGAL DESCRIPTION: 13-05-476-006
ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

1) Conduct seasonal outdoor sales in an area 30' x 60' = 1,800 square ft. from 4/1/2024 through 7/15/2024 (flower sales).

2) Conduct a second seasonal outdoor sales operation of fireworks in an area of 30' x 60' (1,800 square ft.) from June 15, 2024 through July 7, 2024 from 10:00 a.m. to 10:00 p.m.

3) Conduct seasonal outdoor sales of pumpkins in an area of 30' x 60' = 1,800 square ft. from September 1, 2024 to November 1, 2024.

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.

13. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks / Michael Kanakry and Jenna Nola**

REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sale without a permanent building.
- 2) Conduct a temporary outdoor sale in a 10' x 50' tent = 500 square ft. in a parking lot from 6/15/2024 through 7/7/2024 10:00 a.m. to 10:00 p.m. with a 10' buffer around the tent.
- 3) Waive 54 off-street parking space for the outdoor sales area and retail businesses combined.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts: Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.32 (H) 22: One (1) parking space required for each 150 square ft. of floor space and outdoor sales areas combined.

Section 4.52 (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.

14. PUBLIC HEARING: **APPLICANT: Michael Paul and Jenna Nola**

REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 26800 Dequindre
LEGAL DESCRIPTION: 13-19-101-017
ZONE: C-2

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation in an area of 20' x 40' (800 square ft.) with a 10' buffer around the tent from June 15, 2024 through July 5, 2024 from 10:00 a.m. to 10:00 p.m.

ORDINANCES and REQUIREMENTS:

Section 4.52 (D): No sales activity or display of merchandise shall be permitted in the area designed for required off-street parking for the existing or temporary use.

15. PUBLIC HEARING: **APPLICANT: Bazo Construction**

REPRESENTATIVE: Sarah Mheisen
COMMON DESCRIPTION: 4695 Nine Mile
LEGAL DESCRIPTION: 13-29-376-049
ZONE: C-1

VARIANCES REQUESTED: Permission to

- 1) Allow the following signage on a gas canopy: Total of 1,032 square ft. with 3 BP Helios @ 10.56 square ft. each, (on three of the four elevations total Helios 31.68 square ft.) and the remainder 1,000.32 square ft. of design element.
- 2) Allow re-imaging of 10 gas pumps on faces and sides at 20.9 square ft. per pump for a total of 209 square ft. on the pumps.

If approved the variances related to the canopy and pumps previously approved on 9/5/2001 and 11/13/2008 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.

16. PUBLIC HEARING:

APPLICANT: Universal Contracting / Urban Infrastructure Service

REPRESENTATIVE:	Kal Mansour Sign Emporium
COMMON DESCRIPTION:	24595 Groesbeck
LEGAL DESCRIPTION:	13-25-102-013
ZONE:	M-2

VARIANCES REQUESTED: Permission to

Erect two wall signs one for each separate business at this address as follows:

- 1) Suite 101 – 83 square ft. wall sign.
 - 2) Suite 102 – 84 square ft. wall sign.
- Total of 83 square ft. and 84 square ft. respectively for each business when 40 square ft. for each business is allowed.

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.

17. NEW BUSINESS

- a) Appointment of two (2) Zoning Board members to serve on the steering committee between Council and the Zoning Board of Appeals.

18. 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.