



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  
Fax: (586)268-0606

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, May 8, 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, 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 Meeting of April 24, 2024.**

6. PUBLIC HEARING: **APPLICANT: Felicia Sullivan**  
REPRESENTATIVE: John Aziwar  
COMMON DESCRIPTION: 14451 Peck  
LEGAL DESCRIPTION: 13-01-201-006  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**  
Erect a deck no less than 27 ft. from the rear property line.

**ORDINANCES and REQUIREMENTS:**

**Section 7.08 – Rear Yards:** Each lot in R-1-C districts shall have a rear yard depth of not less than thirty-five (35) feet.

7. PUBLIC HEARING: **APPLICANT: St. Anne Catholic Community**  
 REPRESENTATIVE: Rev. John Kopson  
 COMMON DESCRIPTION: 32000 Mound  
 LEGAL DESCRIPTION: 13-04-151-001  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Conduct an annual parish festival on the church property during the following:

- 1) September 20, 2024 (Friday) from 5:00 p.m. to 11:00 p.m.
- 2) September 21, 2024 (Saturday) from noon to 11:00 p.m.
- 3) September 22, 2024 (Sunday) from noon to 10:00 p.m.

**ORDINANCES and REQUIREMENTS:**

**Section 4.35:** Festivals require the approval of the Zoning Board of Appeals.

8. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs -USE-**  
 REPRESENTATIVE: Kevin Deters  
 COMMON DESCRIPTION: 14220 Eleven Mile  
 LEGAL DESCRIPTION: 13-24-126-037  
 ZONE: MZ, M-3, R-1-P

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Erect an off-premise monument sign.
- 2) Erect a monument sign in an R-1-P zone.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.14 – Prohibited Signs. The following signs are prohibited in all districts:** (J)

Off-premise signs other than billboards, election and special events or activities signs as regulated in this ordinance.

**Section 8.01:** Uses permitted. A monument sign is not allowed in an R-1-P zone.

9. PUBLIC HEARING: **APPLICANT: Nabil Baiz**  
 REPRESENTATIVE: Brian Stakley  
 COMMON DESCRIPTION: 14328 Nine Mile  
 LEGAL DESCRIPTION: 13-36-201-001  
 ZONE: C-2

**VARIANCES REQUESTED: Permission to**

- 1) Erect the following signage on a 174' x 3' = 522 square ft. gas canopy:
  - a. Front (north elevation) 105 square ft., "Marathon" logo, 139" x 25" = 24.13 square ft., remaining 80.87 square ft. of decorative design.
  - b. Rear (south elevation) 105 square ft., no verbiage decorative design: 105 square ft.
  - c. Side (east elevation) 156 square ft., "M-Marathon logo", 52.375" x 42" = 15.28 square ft., remaining 140.72 square ft. of decorative design.
  - d. Side (west elevation) 156 square ft. "M-Marathon logo", 52.375" x 42" = 15.28 square ft., remaining 140.72 square ft. of decorative design.

Total canopy signage: 54.69 square ft., 467.31 square ft. of decorative design.

- 2) Erect a wall sign: 4.5' x 20' = 90 square ft.

Total wall signage: 144.69 square ft., with 467.31 square ft. of decorative design.

**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.

**10. NEW BUSINESS**

**11. 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.**