



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, June 26, 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 May 22, 2024 & June 12, 2024.**
6. PUBLIC HEARING: **APPLICANT: Andrew Green**
(Rescheduled from May 22, 2024 and June 12, 2024)
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 25813 Lila Ct
LEGAL DESCRIPTION: 13-19-403-011
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

PREVIOUS REQUEST:

Allow:

- 1) A 6 ft. high privacy fence to extend approximately 60 ft. past the front building line along the north property line.
- 2) A 6 ft. high privacy fence to extend 17.6 ft. past the front building line along the south property line.
- 3) A privacy fence to be constructed within the 10 ft. clear vision zone of the neighboring driveway to the west at 25850 Virginia.
- 4) A 4 ft. high privacy fence past the front building line in the northwest corner of the property (adjacent to the public sidewalk from Lila Ct. to Frazho) to extend approximately 24.9 ft. from 1 ft. in from the public sidewalk on Lila Ct. to 1 ft. from the public sidewalk on Frazho.

UPDATED REQUEST:

Allow:

- 1) A privacy fence to be constructed within the 10 ft. clear vision zone of the neighboring driveway to the west at 25850 Virginia.

- 2) Allow a 4 ft. high privacy fence past the front building line the northeast corner of the property (adjacent to the public sidewalk from Lila Ct. to Frazho) to extend approximately 24.9 ft. from 1 ft. in from the public sidewalk on Lila Ct. to 1 ft. from the public sidewalk on Frazho, with the section of fence (adjacent to the public sidewalk from Lila Ct. to Frazho) tapering from 4 ft. down to 2 ft. 6 in. from north to south.

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, except as follows: B. Cul-de-sac. When a lot at the closed end of a cul-de-sac street and the side yard is adjacent to a street, fences or walls may be extended beyond the front building line up to one (1) foot from the sidewalk and shall not exceed the height of four (4) feet along the side yard property line adjacent to the street.

Section 4D.33 – Privacy Fences. B. Corner Lots: A privacy fences is permitted on corner lots provided that if the fence abuts any driveway, including driveways on adjacent property, the fence shall be set back a minimum of ten (10) feet from the intersection of the property line and the driveway providing a clear vision zone area as depicted on the diagram below. The portion of the fence set back a minimum of ten (10) feet, may be angled away from the driveway or installed perpendicular to the driveway. The clear vision zone area is required to provide for the unobstructed vision of a driver existing the driveway.

- 7. PUBLIC HEARING: **APPLICANT: Steven Laughlin**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 11268 Cadillac
 LEGAL DESCRIPTION: 13-34-209-008
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 6' x 16' front porch to no less than 16' 10" of the front property line.

ORDINANCES and REQUIREMENTS:

Section 7.05: Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet from the front property line.

- 8. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
 REPRESENTATIVE: Kevin Deters / Metro Detroit Signs
 COMMON DESCRIPTION: 6711 Eight Mile
 LEGAL DESCRIPTION: 13-33-457-018
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Erect a wall sign 6.75' x 8.2' (55.35 square ft.) on the east elevation. In addition to 6.75' x 8.2' (55.35 square ft.) on the south elevation that has previous variance from 3/25/2004.

Total wall signage: 110.7 square ft.

- 2) Erect two (2) drive-thru menu boards 4.125' x 7.213' (29.75 square ft.) with a 1.65' under clearance and 5.78' overall height each.

Total ground signage: 152.83 square ft. (Includes 93.33 square ft/ ground signage granted 8/11/1993.)

- 3) Erect six (6) canopies with a colored striping decorative design element at 3.16' x 5' (15.8 square ft.) each.

Total decorative design element: 94.80 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.35 (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.35 (c): Total wall signage of a size not to exceed forty (40) square ft. shall be allowed for each business in C-1, C-2, C-3, M-1 and M-2.

Section 4A.19: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

9. NEW BUSINESS

10. 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.