



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
Kevin Higgins
Shaun Lindsey
Anthony Sieracki, Jr.

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, August 14, 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 Meeting of July 24, 2024.**

6. PUBLIC HEARING: **APPLICANT: Mark Fowler**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 23221 Lauren
LEGAL DESCRIPTION: 13-25-451-016
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a 1,000 square ft. garage, to within 3' of the south lot line and within 10' of the rear wall of the principal building.

ORDINANCES and REQUIREMENTS:

Section 4.19 (A) – Detached Garage Buildings: All detached garages located in the side rear yards and within ten (10) feet of the rear wall of any principal building shall comply with all yard requirements applicable to the principal structure in the district. In no even shall such garages be located closer than five (5) feet from any side lot lines.

- 7. PUBLIC HEARING: **APPLICANT: Oleksii Gopchenko**
 REPRESENTATIVE: Daryna Gopchenko
 COMMON DESCRIPTION: 28027 Walker
 LEGAL DESCRIPTION: 13-17-151-030
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct an oversized shed (24' x 24.5' = 588 square ft.) shed in addition to an existing 415 square ft. attached garage for a total of 1,003 square ft. of accessory structure area.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Paragraph (a) Item (5): That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

- 8. PUBLIC HEARING: **APPLICANT: Richard Esch**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 7544 Continental
 LEGAL DESCRIPTION: 13-28-484-006
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a 13' 3" x 7' (92.75 square ft.) covered front porch to no less than nineteen (19) feet of the front sidewalk and eighteen (18) feet of the property line as per the plans.

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.

- 9. PUBLIC HEARING: **APPLICANT: Richard and Mary Colette Powers**
 REPRESENTATIVE: Gregory Vargo
 COMMON DESCRIPTION: 31850 Dimas
 LEGAL DESCRIPTION: 13-05-405-002
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 12' x 14' 4" (172 square ft.) addition on the rear (east) of the home to no less than 31' from the rear lot 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.

- 10. PUBLIC HEARING: **APPLICANT: Amanda Ferrin**
 REPRESENTATIVE: Jason McFall
 COMMON DESCRIPTION: 32508 Tecla
 LEGAL DESCRIPTION: 13-01-231-010
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 14' x 19' 4" (270.66 square ft.) rear patio enclosure and to retain an 8' x 10' (80 square ft.) existing shed in addition to a 23.3' x 19' (442.70 square ft.) attached garage for a total of 793.36 square feet of accessory structure.

ORDINANCES and REQUIREMENTS:

Section 5.01 – Paragraph (i): ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of the floor area.

- 11. PUBLIC HEARING: **APPLICANT: Domino’s Pizza**
- REPRESENTATIVE: Kal Mansour – Sign Emporium Inc
- COMMON DESCRIPTION: 13734 Twelve Mile
- LEGAL DESCRIPTION: 13-13-101-002
- ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

Erect a 2nd wall sign 18.06 square ft. in addition to a 40 square ft. wall sign that has previously been approved, for a total of 58.06 square ft. of total wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.37(C) – Shopping Centers: One (1) wall sign of a size not to exceed forty (40) square feet shall be allowed for each business located in the shopping center.

- 12. PUBLIC HEARING: **APPLICANT: Allied Signs, Inc.**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 28740 Mound
- LEGAL DESCRIPTION: 13-16-101-018
- ZONE: MZ, M-2, C-2

VARIANCES REQUESTED: Permission to

Install three (3) wall signs as follows:

- 1) 4' x 13' (52 square ft.) on the south elevation.
- 2) 4' x 13' (52 square ft.) on the west elevation.
- 3) 12-1/16" x 13' 11" (13.98 square ft.) on the west elevation.

For a total of 118 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.35(C) – Signs Permitted in Commercial Business and Industrial Districts:

Total wall signage of a size no 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.

- 13. NEW BUSINESS
- 14. 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.