



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

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, October 9, 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 September 25, 2024.**

6. PUBLIC HEARING: **APPLICANT: LEVAN PROPERTY LLC-USE-**
REPRESENTATIVE: Sumon Deb
COMMON DESCRIPTION: 21072 Behrendt Ave
LEGAL DESCRIPTION: 13-32-354-010
ZONE: R-1-C

VARIANCES REQUESTED: Permission to-USE-

Allow a two-family dwelling in an R-1-C district.

ORDINANCES and REQUIREMENTS:

Section 5.01 – Paragraph (a) Uses Permitted: One-family dwellings.

7. PUBLIC HEARING: **APPLICANT: John Ashaka**
 REPRESENTATIVE: Firas Shuker
 COMMON DESCRIPTION: 5273 Ten Mile
 LEGAL DESCRIPTION: 13-20-454-017
 ZONE: C-2

VARIANCES REQUESTED: Permission to
 Retain 100% sign coverage on nineteen (19) windows.

ORDINANCES and REQUIREMENTS:

Section 4A.28 – Window Signs: In addition to other applicable zoning requirements, a responsible party shall comply with all of the following requirements.

(A): Total non-illuminated window signage shall not exceed 50% percent of the window where it is placed.

8. PUBLIC HEARING: **APPLICANT: NP MOUND ROAD INDUSTRIAL, LLC**
MARK KOENIGSKNECHT
 REPRESENTATIVE: PEA Group – Rachel Smith
 COMMON DESCRIPTION: 23250 Mound
 LEGAL DESCRIPTION: 13-28-300-021
 ZONE: M-4

VARIANCES REQUESTED: Permission to
 Erect a building with a maximum height of 61’ 4”.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Paragraph (d) Industrial Standards: Height of buildings in M-4 districts 2 stories / 40’.

- 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.