



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
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, September 11, 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 August 28, 2024.**

6. PUBLIC HEARING: **APPLICANT: Mark Fowler**
(Rescheduled from 8/14/2024 and 8/28/2024)
- 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: Joychelle Carter**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 11036 and 11026 Essex
 LEGAL DESCRIPTION: 13-27-404-005
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a 6' high wood privacy fence in the front setback between the front building line and property line. (Approximately 80 lineal feet of fence in the front yard.)

ORDINANCES and REQUIREMENTS:

Section 4D.07 – Setback Required: Walls, fences and landscape screens shall conform to the setback requirements for zoning district, unless otherwise provided in this article.

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.

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.

8. PUBLIC HEARING: **APPLICANT: Chris Corradi / Aver Sign Co.**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 5949 Ten Mile
 LEGAL DESCRIPTION: 13-21-353-025
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Retain an existing ground sign for the car wash in addition to an existing ground sign for the gas station. Thus, allow two (2) free standing signs on premise. (Both have had previous variances granted 10/11/1967 and 4/4/2024.)
- 2) Erect two (2) wall signs, 29 square ft. and 42.1 square ft. for a total of 71.1 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Paragraph (b & c): Signs permitted in commercial business and industrial districts (C-1, C-2, C-3, M-1 and M-2).

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.

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.

- 9. PUBLIC HEARING: **APPLICANT: Babacar Tall**
- REPRESENTATIVE: Myles Johnson
- COMMON DESCRIPTION: 22545 Van Dyke
- LEGAL DESCRIPTION: 13-33-230-027
- ZONE: C-2

VARIANCES REQUESTED: Permission to

Erect four (4) 4' x 6' wall signs (24 square ft. each) on the south elevation, in addition to the existing 37.88 square ft. wall signage on the east elevation for a total of 133.88 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Paragraph (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.