



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, September 25, 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 Meetings of August 28, 2024 and September 11, 2024.**

6. PUBLIC HEARING: **APPLICANT: Kimberly Jones**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 24165 Virginia  
LEGAL DESCRIPTION: 13-30-253-027  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Cover an existing 18' 9" x 5' 3" front porch with a new 19' x 7' awning to within 19' 10" of the front property line.

**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.

7. PUBLIC HEARING: **APPLICANT: Tomce Djuric**  
 REPRESENTATIVE: Francis Benitez  
 COMMON DESCRIPTION: 12405 Common  
 LEGAL DESCRIPTION: 13-11-179-033  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Erect a 12' x 14' (168 square ft.) gazebo, 24' 10" away from a detached garage on a cement pad without the required rat wall.

**ORDINANCES and REQUIREMENTS:**

**Section 4.20 – Detached Accessory Buildings. Paragraph (A):** 2. That the building be fixed to a permanent foundation of the type required for detached garages in the building code.

3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached necessary structure shall be permitted in the yard.

5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

8. PUBLIC HEARING: **APPLICANT: Mark Koenigs knecht**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 6305 Nine Mile  
 LEGAL DESCRIPTION: 13-28-300-022  
 ZONE: MZ, M-4, M-2

**VARIANCES REQUESTED: Permission to**

Erect two (2) 72" x 96" (48 square ft. each) real estate signs with a 10' overall height.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.13 – Signs Not Requiring a Permit:** The following types of signs are exempt from the permit requirements but shall conform to all other applicable ordinance provisions.

**G:** Real estate signs. On-premise signs erected to announce the sale or rent of property provided such signs are not over five (5) feet in height and if located in a residential district are not more than eight (8) square feet in area, or if located in non-residential districts shall not be more than sixteen (16) square feet in area. All real estate signs must be removed within one (1) week following the closing of the sale, rental or lease of the property.

**Section 4A.16 – Measurement of Sign Area:** B) When a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except when two (2) such faces are placed back to back within two (2) feet from one another, if the two (2) faces are of equal area then the area of the sign shall be taken as the area of one (1) face, or if the two (2) faces are of unequal area then the area of the longer face shall be taken as the area of the sign.

<p><b>9. PUBLIC HEARING:</b>  <b>REPRESENTATIVE:</b>  <b>COMMON DESCRIPTION:</b>  <b>LEGAL DESCRIPTION:</b>  <b>ZONE:</b></p>	<p><b>APPLICANT: NP Mound Road Industrial LLC</b>  Mark Koenigsknecht  23250 Mound  13-28-300-021  MZ, M-4,, M-2</p>
---	--

**VARIANCES REQUESTED: Permission to**

Erect two (2) 72" x 96" (48 square ft. each) real estate signs with a 10' overall height.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.13 – Signs Not Requiring a Permit:** The following types of signs are exempt from the permit requirements but shall conform to all other applicable ordinance provisions.

**G:** Real estate signs. On-premise signs erected to announce the sale or rent of property provided such signs are not over five (5) feet in height and if located in a residential district are not more than eight (8) square feet in area, or if located in non-residential districts shall not be more that sixteen (16) square feet in area. All real estate signs must be removed within one (1) week following the closing of the sale, rental or lease of the property.

**Section 4A.16 – Measurement of Sign Area:** B) When a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except when two (2) such faces are placed back to back within two (2) feet from one another, if the two (2) faces are of equal area then the area of the sign shall be taken as the area of one (1) face, or if the two (2) faces are of unequal area then the are of the longer face shall be taken as the area of the sign.

- 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.**