



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
Charles Anglin
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Zoning Board of Appeals
Office of the City Council
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Warren, MI 48092
Ph. (586)258-2060
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, November 13, 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 September 25, 2024 and October 9, 2023.**

6. PUBLIC HEARING: **APPLICANT: John Ashaka**
(Rescheduled from 10/9/2024)
- 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.

- 7. PUBLIC HEARING: **APPLICANT: Carole Riggio**
 REPRESENTATIVE: John Dinardo
 COMMON DESCRIPTION: 29120 Dover
 LEGAL DESCRIPTION: 13-11-479-003
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 14' x 21' (294 square ft.) awning in the rear yard in addition to a 8' x 8' (64 square ft.) shed and a 399 square ft. attached garage for a total of 757 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

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

- 8. PUBLIC HEARING: **APPLICANT: Paul and Mary Crowley**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 32604 Tecla
 LEGAL DESCRIPTION: 13-01-231-005
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct an attached carport 14' x 23' (322 square ft.) constructed on the north side of the dwelling to within 1' 1" of the property line and with a side yard on the south side of 5', having a combined width of both side yards of 6' 1" in addition to a 693 square ft. detached garage for a total of 1,015 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

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

Section 7.06 – Side Yards: All lots in R-1-C Districts shall have two (2) side yards, each having a width of not less than five (5) feet and the combined width of both side yards shall be not less than thirteen (13) feet; provided, that principal buildings on adjoining lots shall be located not less than thirteen (13) feet apart, provided the overhang shall not exceed twenty-four (24) inches, not including gutter. On lots less than sixty (60) feet in width, which were of record on the date of adoption of this ordinance, or on lots in a proposed subdivision which has received the approval of the City Council as to lot and street layout at the time of the adoption of this ordinance, a minimum side yard of three (3) feet and a minimum combined width of both side yards of eleven (11) feet shall be permitted, provided that the principal buildings on adjoining lots shall be located not less then ten (10) feet apart, and provided the width of the overhang shall not exceed twelve (12) inches, not including gutter.

- 9. PUBLIC HEARING: **APPLICANT: Blanca Llamas**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 3765 Wasmund
 LEGAL DESCRIPTION: 13-31-429-027
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Install 100 linear feet of 6' high black iron fencing along the front property line adjacent to the neighbors non-conforming fences.

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.

Section 4D.32 – Specifications for Residential Areas: Fences in residential areas shall not exceed four (4) feet in height ... except privacy fences allowed as provided in Section 4D.33 may not exceed six (6) feet in height.

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| 10. PUBLIC HEARING: | APPLICANT: Michael Dorosz |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 2454 Cromie |
| LEGAL DESCRIPTION: | 13-07-177-003 |
| ZONE: | R-1-B |

VARIANCES REQUESTED: Permission to

Construct a 16' x 22' (352 square ft.) shed beyond the side building lines of the dwelling, in addition to 24' x 24' (576 square ft.) attached garage for a total of 928 square ft. of accessory structure floor area. Existing makeshift shed behind garage to be removed.

ORDINANCES and REQUIREMENTS:

Section 4.20 (a) – Detached Accessory Buildings: Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot.

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

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

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| 11. PUBLIC HEARING: | APPLICANT: Diane Strauss |
| REPRESENTATIVE: | Courtney Strauss |
| COMMON DESCRIPTION: | 23529 Lauren |
| LEGAL DESCRIPTION: | 13-25-402-027 |
| ZONE: | R-1-C |

VARIANCES REQUESTED: Permission to

Retain hard surface in front yard per plan.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs or items of similar nature.

- 12. PUBLIC HEARING: **APPLICANT: Damon Jones**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 31731 Schoenherr
- LEGAL DESCRIPTION: 13-02-427-035
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to
 Retain 145 lineal feet of 6’ chain link fence in a R-1-C district.

ORDINANCES and REQUIREMENTS:

Section 4D.32 – Specifications for Residential Areas: All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick or masonry, except privacy fences allowed as provided in Section 4D.33 may not exceed six (6) feet in height.

- 13. PUBLIC HEARING: **APPLICANT: Babacar Tall**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 22545 Van Dyke
- LEGAL DESCRIPTION: 13-33-230-027
- ZONE: C-2

VARIANCES REQUESTED: Permission to
 Erect two (2) 2’ x 4’ wall signs (8 square ft. each) on the south elevation, in addition to the existing 37.88 square ft. of wall signage on the east elevation for total of 53.88 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 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.

- 14. PUBLIC HEARING: **APPLICANT: Table 53 Pizzeria**
- REPRESENTATIVE: Assaad Sobh
- COMMON DESCRIPTION: 32270 Van Dyke
- LEGAL DESCRIPTION: 13-03-151-046
- ZONE: C-1

VARIANCES REQUESTED: Permission to
 Petitioner seeks to erect two (2) 4’ x 13’ (52 square ft.) awnings with signage on them in addition to a 34 square ft. existing wall sign, for a total of 138 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.35 Paragraph (c) – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): 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.

15. PUBLIC HEARING: **APPLICANT: Metro Detroit Signs**
 REPRESENTATIVE: Kevin Deters
 COMMON DESCRIPTION: 28001 Schoenherr Unit 2
 LEGAL DESCRIPTION: 13-14-281-002
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Erect a 6' x 7' (42 square ft.) monument sign with an overall height of 8', with a 3' x 6.833' (20.49 square ft.) electronic message center to within 1' of the property line in a R-1-C district.

ORDINANCES and REQUIREMENTS:

Section 4A.31 (d) – Signs Permitted in Residential Zones (R-1-C): Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses.

Section 4A.11 (22) – Specific Sign Definitions: Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.27 (b) – Electronic Message Center: ...the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

Section 4A.17 (b) – Setbacks: All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

16. PUBLIC HEARING: **APPLICANT: Dan LeBlanc**
 REPRESENTATIVE: Eric Bergen
 COMMON DESCRIPTION: 27767 George Merrelli Drive
 LEGAL DESCRIPTION: 13-16-401-009
 ZONE: AD

VARIANCES REQUESTED: Permission to

Allow/retain 8' fencing on parcel in accordance with the plan.

ORDINANCES and REQUIREMENTS:

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

17. PUBLIC HEARING: **APPLICANT: Ashley Nathan**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 31925 Van Dyke
 LEGAL DESCRIPTION: 13-04-278-010
 ZONE: MZ, M-1, M-2

VARIANCES REQUESTED: Permission to

- 1) Waive the required chain-link fence to completely enclose the use.
- 2) Erect an 8' high, 16' x 35' dumpster screen wall.

ORDINANCES and REQUIREMENTS:

Section 14.01 (k) 4 – Uses Permitted: Drive-in restaurant properties shall be completely enclosed with a chain link fence.

Section 4D.40 – Refuse, Recycling Container Screening: Containers for refuse and recycling uses shall be screened from view from any adjacent residential use or public right-of-way, excluding alleys. Screening may consist of a six (6) foot high opaque wall.

18. NEW BUSINESS

19. 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.