



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

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, December 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 November 13, 2024.**

6. PUBLIC HEARING: **APPLICANT: Stephen Martlock**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 2548 Cromie
LEGAL DESCRIPTION: 13-07-177-005
ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Install 4' vinyl privacy fence in the front setback along the east property line, from the front property line to 80' to rear yard.

ORDINANCES and REQUIREMENTS:

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

Section 6.05 – Front Yard: Each lot in R-1-B Districts shall have a front yard of not less than twenty-five (25) feet. Where residences are to be erected on adjacent lots, such building line shall be staggered at least two (2) feet with no building located closer than twenty-five (25) feet from the front yard.

- 7. PUBLIC HEARING: **APPLICANT: Dawanna Randall**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 24701 Cottage
 LEGAL DESCRIPTION: 13-25-128-020
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Operate a group day care home.

ORDINANCES and REQUIREMENTS:

Section 4C.07 (A) – Group Child Care Homes; Districts Allowed With Approval: Special exception approval required. A state licensed group child care home which meets all the standards listed below and received approval of the Zoning Board of Appeals as a special exception pursuant to Article 20, Division 6, Special Exceptions Upon Approval of Zoning Board of Appeals, shall be permitted in One Family Residential Districts, R-1-A, R-1-B, R-1-C, R-1-P and Two Family Residential Districts, R-2.

- 8. PUBLIC HEARING: **APPLICANT: Caroline Cook**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 8700 Continental
 LEGAL DESCRIPTION: 13-27-384-013
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Operate a boarding house in a R-1-C district in a legal non-conforming two-family dwelling.

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: Boarding house is not permitted used in R-1-C district.

- 9. PUBLIC HEARING: **APPLICANT: Ace Real Estate Inc**
 REPRESENTATIVE: Michelle Pietrzyk
 COMMON DESCRIPTION: 24230 Mound
 LEGAL DESCRIPTION: 13-28-176-011
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Store vehicles on a non-hard surface, without a building on the property and waive required metal/plastic fence screening slats.
- 2) Waive certificate of compliance requirement for the use of the land.

ORDINANCES and REQUIREMENTS:

Section 17.02 (s) – Industrial Standards: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission... The designated area shall always be hard surfaced... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site.

Section 22.10 (c) – Zoning Certificate: Certificate required prior to occupancy, use, or change in use or occupant. No land, building or structure, or part thereof, erected or altered

shall be occupied, used, changed in use or occupant, until a Certificate of Compliance shall have been issued by the Building Department stating that the land, building, structure or proposed use of the land, building or structure complies with all applicable provisions of the State Construction Code, the International Property Maintenance Code, the Zoning Ordinance of the City of Warren and the provisions of the Warren Code of Ordinances administered and enforced by the Building Department.

- 10. PUBLIC HEARING: **APPLICANT: MMC Management LLC-USE-**
- REPRESENTATIVE: Michael Campbell
- COMMON DESCRIPTION: 3000 Ten Mile
- LEGAL DESCRIPTION: 13-30-201-003
- ZONE: M-2

VARIANCES REQUESTED: Permission to-USE-

Allow above ground fuel storage in an M-2 district and within 48’ of the east property line, 84’ from the west property line and 146’ 6” from the north.

ORDINANCES and REQUIREMENTS:

Section 17.02 (p) – Industrial Standards (M-1 and M-2 not an allowed use. M-3 and M-4 allowed use): Fire and safety hazards (the storage and handling of flammable liquids, liquified petroleum gases and explosives shall comply with State rules and regulations as established by Public Act No. 207, P.A. 1941 [MCL 29.1 et seq.], as amended, and in addition the following regulations shall apply): Bulk storage of flammable liquids, liquid petroleum gases and explosives allowed above ground if conditions meet those established by Chapter 13 of the Warren Codified Ordinances – Fire Prevention and Protection and Michigan flammable Liquids Regulations as amended. All tanks shall be located not less than one hundred (150) feet from property lines.

- 11. NEW BUSINESS
- 12. 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.