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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, February 12, 2025 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 November 13, 2024, December 11, 2024 and January 8, 2025.**

6. PUBLIC HEARING: **APPLICANT: MMC Management LLC-USE-**
(Rescheduled from 12/11/2024 and 1/8/2025)
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.

7. PUBLIC HEARING: **APPLICANT: Mohammad AbuAIRub**
 (Rescheduled from 1/8/2025)
 REPRESENTATIVE: Tamras Tamou
 COMMON DESCRIPTION: 15150 14 Mile
 LEGAL DESCRIPTION: 13-01-228-024
 ZONE: C-1

VARIANCES REQUESTED: Permission to
Erect a new ground sign with the following conditions:

- 1) 22' in height from the grade of the berm.
- 2) Setback 8' 4" from the north property line.
- 3) With an 8' under clearance.
- 4) 133 square ft. of ground signage.

ORDINANCES and REQUIREMENTS:

Section 4A.18 (b) – Height: The height of all signs, unless provided otherwise in this ordinance, shall comply with the following: Freestanding signs. The height of all freestanding signs shall not exceed twenty (20) feet.

Section 4A.17 (b) – Setbacks: The following setback regulations shall apply to signs located in all zoning districts: All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

Section 4A.19 – Clearance: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure...

Section 4A.35 (c) – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed...

8. PUBLIC HEARING: **APPLICANT: Nathaniel Mooty**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 32617 Dover
 LEGAL DESCRIPTION: 13-02-203-038
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain a 12' x 12' (144 square ft.) over-sized gazebo in the side yard setback, not behind the building lines of the principal building and not placed against any other accessory structure.
- 2) Retain a 8' x 12' (96 square ft.) shed.

Both of the above requests are in addition to an existing 13' x 21' (273 square ft.) attached covered patio and a 26' x 24' detached garage for an overall total of 1,137 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

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

be one (1) foot from the edge of any easement. The construction of all such accessory structures shall be subject to the following conditions:

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 accessory structure shall be permitted in the yard.

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.

- 9. PUBLIC HEARING: **APPLICANT: Abdulla Ibrahim Dahma**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 27114 Clarpointe
- LEGAL DESCRIPTION: 13-14-478-019
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 9' x 18' (162 square ft.) over-sized accessory structure beyond the side building lines of the principal building on that lot. Existing shed 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...

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

- 10. PUBLIC HEARING: **APPLICANT: Kassem Zaher**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 11415 Irene
- LEGAL DESCRIPTION: 13-10-428-029
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain widened portion of concrete driveway in front setback 6' 2" from the east corner of garage towards the east property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: 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.

- 11. PUBLIC HEARING: **APPLICANT: Shomij Miah**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 30971 Lorraine
- LEGAL DESCRIPTION: 13-10-129-017
- ZONE: R-1-B

VARIANCES REQUESTED: Permission to

Widen concrete driveway in the front setback 9' 6" from the north corner of the garage towards the north property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: 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: Metro Detroit Signs
REPRESENTATIVE:	Kevin Deters at Metro Detroit Signs
COMMON DESCRIPTION:	28532 Schoenherr
LEGAL DESCRIPTION:	13-13-101-004
ZONE:	PB

VARIANCES REQUESTED: Permission to

Allow the following related to signage:

- 1) Retain an existing 8.16’ high ground sign as follows:
 - a. Size: 96” x 49” = 32.7 square ft.
 - b. Under clearance: 4.08 ft.
 - c. Setback = 0, directly abuts property line, 1 ft. in from public sidewalk.
 - 2) Replace an existing wall sign 1.5’ x 18’ = 27 square ft.
- If approved total signage = 59.7 square ft. (Note: If granted the variance from 1/8/1969 for a 9 square ft. ground sign will be relinquished.)

ORDINANCES and REQUIREMENTS:

Section 4A.33 – Signs Permitted in Professional Business and Special Service Districts (P.B., S.S): B) One on premise sign or advertising display of a size not exceeding twelve (12) square feet in area for each business on the premises shall be allowed in Professional Business Districts and Special Service Districts.

Section 4A.11 – Specific Sign Definitions: 15. Freestanding sign. A sign that is erected upon or supported by the ground and is affixed to the ground, but not attached to any building, including signs on poles or pylons that are anchored into the ground. Also called ground signs.

Section 4A.19 – Clearance: All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

Section 4A.17 – Setbacks: the following setback regulations shall apply to signs located in all zoning districts: B) All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

13. PUBLIC HEARING:	APPLICANT: City of Warren
REPRESENTATIVE:	Bob Weidner
COMMON DESCRIPTION:	22728 Mac Arthur
LEGAL DESCRIPTION:	13-34-132-004
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Building a single-family home:

- 1) On a lot that is 49’ in width.
- 2) On a lot that is 5,390 square ft. in area.
- 3) With a 31% of lot coverage.
- 4) With a 15’ front setback.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot... when a community water and sewer system is provided, the lot area shall not be less than twenty-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

Section 7.04 – Percentage of Lot Coverage: One (1) family dwellings, together with accessory building, hereafter erected on any lot in R-1-C districts, shall not cover more than thirty (30) percent of the area of such lot.

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.

14. PUBLIC HEARING:	APPLICANT: City of Warren
REPRESENTATIVE:	Bob Weidner
COMMON DESCRIPTION:	22708 Mac Arthur
LEGAL DESCRIPTION:	13-34-132-006
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Building a single-family home on a corner lot that is:

- 1) 60' in width.
- 2) 6,600 square ft. in area.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9,000) square feet and a lot width of not less than sixty (6) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

All corner lots whose rear yards abut rear yards shall have a minimum width of seventy-five (75) feet. All corner lots whose rear yards abut a side yard shall have a minimum width of eighty (80) feet.

15. PUBLIC HEARING:	APPLICANT: JMJ Building Company LLC -USE-
REPRESENTATIVE:	Joe Vitale
COMMON DESCRIPTION:	14617 Ten Mile
LEGAL DESCRIPTION:	13-24-452-009
ZONE:	M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain a 38.2' high silo for a mini concrete batching plant.
- 2) Retain an above ground fuel storage tank in an M-2 district and within 109.1' of the north property line, within 61.64' of the east property line and within 33.29' of the west property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (d) – Industrial Standards: Height of buildings in an M-2 district 2 stories/30 feet.

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, liquefied petroleum gasses 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 gasses 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 fifty (150) feet from property lines.

16. PUBLIC HEARING:	APPLICANT: Anthony Lentine -USE-
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	27663 Mound / No address number
LEGAL DESCRIPTION:	13-17-427-037 / 13-17-427-013
ZONE:	M-1 / R-1-P

VARIANCES REQUESTED: Permission to -USE-

- 1) Use parcel 12-13-17-427-013 for 12,409 square ft. of open storage in a R-1-P district for up to 18 utility bucket trucks and expansion of designated area for roll-off dumpster storage. **(USE)**
- 2) Exceed the allowable open storage by 6,741 square ft., resulting in a total of 23,763 square ft. of open storage across both parcels.
- 3) Retain 6’ chain link fence with a 1’ setback from the north property line of 27663 Mound on a side street (Heathdale Avenue) where the rear yard abuts side yard of a lot containing a residence.

ORDINANCES and REQUIREMENTS:

Section 8.01 – Uses Permitted: In all R-1-P districts, no building or land, except as otherwise provided for, shall be erected or used except for one (1) or more of the following specified uses: (a) All uses permitted and as regulated in R-1-C districts. (b) Parking of private passenger motor vehicles as prescribed in Article XVI.

Section 17.02 (s) – Industrial Standards. Open Storage Other Than Junk: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

Section 17.02 (b) – Industrial Standards. Side Yards, and Rear Yards (M-1 Districts): Twenty-five (25) foot side yard on a side street where rear yard abuts side yard of a lot contain a residence or in a residential district.

17. NEW BUSINESS

18. 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.