



David Sophiea, Chairman
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Michael Assessor, Alternate

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, March 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 January 8, 2025 and February 12, 2025.**

6. PUBLIC HEARING: **APPLICANT: MMC Real Estate Investments LLC**
(Rescheduled from 1/8/2025)
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 28661 Van Dyke
LEGAL DESCRIPTION: 13-16-229-043
ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

- 1) Construct an 8' precast concrete wall along the west property line.
- 2) Operate 2 shifts.

ORDINANCES and REQUIREMENTS:

Section 4D.36 – Obscuring Walls: Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

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

Section 17.02 (r) – Industrial Standards: Number of production work hours including Sunday and holidays 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

- 7. PUBLIC HEARING: **APPLICANT: Shomij Miah**
(Rescheduled from 2/12/2025)
- 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.

- 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 a permitted use in R-1-C district.

- 9. PUBLIC HEARING: **APPLICANT: Image 360 - Brighton**
- REPRESENTATIVE: Robert Dempster / Ara Telbelian
- COMMON DESCRIPTION: 11800 Twelve Mile
- LEGAL DESCRIPTION: 13-14-101-004
- ZONE: R-2

VARIANCES REQUESTED: Permission to
Erect a 20’ wide x 50’ tall (1,000 square ft.) temporary banner sign higher than 6’ above surface grade for a period of 1 year.

ORDINANCES and REQUIREMENTS:
Section 4A.41 (A) – Temporary Signs Permitted: In all districts, one (1) temporary sign may be approved for each parcel based on the permanent parcel identification number, two (2) times per calendar year for a temporary time period not to exceed thirty (30) consecutive days as follows; Signs located along major thoroughfares shall not exceed thirty-two (32) square

feet in total area; shall have no more than two (2) faces and shall not project higher than six (6) feet above surface grade.

- 10. PUBLIC HEARING: **APPLICANT: Nicholas Shango -USE-**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 13740 Twelve Mile
- LEGAL DESCRIPTION: 13-13-101-002
- ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-
Allow a retail carpet showroom business in a C-1 zoning district.

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted in C-1: Retail carpet showroom is not a permitted use in C-1 zoning district.

Section 14.01 (d) – Uses Permitted in C-2: Any service establishment of an office-showroom workshop nature of an electrician, decorator, dressmaker, tailor, baker, printer, upholster or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct and in which establishments no more than five (5) persons shall be employed at one (1) time in the fabrication, repair, and other processing of goods.

- 11. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren 1 -USE-**
- REPRESENTATIVE: Nicole Agbay
- COMMON DESCRIPTION: 29010 Schoenherr
- LEGAL DESCRIPTION: 13-12-353-010, 13-12-353-027, 13-12-353-025
- ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-
Conduct a seasonal outdoor sales operation in a “P” district from March 31, 2025 through January 31, 2026 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year.

ORDINANCES and REQUIREMENTS:

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

Section 16.01 – Uses Permitted: In all “P” districts, no land shall be used for any use other than automobile parking.

- 12. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren 2**
- REPRESENTATIVE: Nicole Agbay
- COMMON DESCRIPTION: 30975 Ryan
- LEGAL DESCRIPTION: 13-07-227-013
- ZONE: C-1

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation 20' x 30' (600 square ft.) from March 31, 2025 through January 31, 2026 to no less than 50 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile property line.

ORDINANCES and REQUIREMENTS:

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

- 13. PUBLIC HEARING: **APPLICANT: 14 Mile Tent LLC**
- REPRESENTATIVE: Eddie Babbie
- COMMON DESCRIPTION: 32800 Ryan
- LEGAL DESCRIPTION: 13-05-101-039
- ZONE: C-1

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 20' x 20' (400 square ft.) tent in an area designated for parking from 10:00 a.m. to 10:00 p.m. from June 26, 2025 through July 5, 2025.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts: Temporary outdoor retail sales may be permitted in conjunction with a permanent building C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

- 14. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks –
Michael Kanakry and Jenna Nola**
- REPRESENTATIVE: Caren Burdi
- COMMON DESCRIPTION: 26800 Dequindre
- LEGAL DESCRIPTION: 13-19-101-017
- ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 20' x 40' (800 square ft.) tent, with a 10' buffer around the tent, in an area designated for parking from 9:00 a.m. to 10:00 p.m. from June 15, 2025 through July 5, 2025.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts: Temporary outdoor retail sales may be permitted in conjunction with a permanent building C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

15. PUBLIC HEARING: APPLICANT: Family Fun Fireworks – Michael Kanakry and Jenna Nola

REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 20' x 50' (1,000 square ft.) tent, with a 10' buffer around the tent, in an area designated for parking from 9:00 a.m. to 10:00 p.m. from June 15, 2025 through July 5, 2025.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

16. PUBLIC HEARING: APPLICANT: Al Shahi Palace -USE-

REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 4235 Twelve Mile
LEGAL DESCRIPTION: 13-08-351-041
ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a restaurant in a C-1 to operate 2 private banquet rooms. **USE**
- 2) Allow all maneuvering lanes to remain 20' 10" wide or greater.
- 3) Allow all parking spaces to remain 18' long or greater.

ORDINANCES and REQUIREMENTS: -USE-

Section 14.02 (a) Item 7 – Approval of Special Land Use Permit: Under such conditions as the City Council, after recommendation of the planning commission, finds the use meets the standards for approval set forth in Section 22.14 of the Ordinance and subject to the conditions that may be imposed, the following uses may be permitted: Recreational businesses, indoor or outdoor, including but not limited to, the following: Dancing halls, recreation halls, and night clubs.

Section 4.32 – Off-street Parking Requirements: In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the building hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed.

(i) All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions, including off-street maneuvering lanes: 90 degree spaces required 22' length parking spaces and 22' maneuvering lanes.

All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions: 90 degree spaces require 20' length parking spaces and 22' maneuvering lanes.

17. PUBLIC HEARING: **APPLICANT: The Home Depot -USE-**
 REPRESENTATIVE: Kaleb Sondgerath
 COMMON DESCRIPTION: 25879 Hoover
 LEGAL DESCRIPTION: 13-22-432-016
 ZONE: MZ, C-2, C-1, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow 1,167 square ft. of permanent outdoor storage in a P district.
 - 2) Allow 9,770 square ft. of permanent outdoor storage in a C-2 district.
- For a total of 10,937 square ft. of permanent outdoor storage.

ORDINANCES and REQUIREMENTS:

Section 14.01 – Uses Permitted: Outdoor storage is not a permitted use in C-2 district.

Section 16.01 – Uses Permitted: Outdoor storage is not a permitted use in P district.

18. PUBLIC HEARING: **APPLICANT: Paul Borg**
 REPRESENTATIVE: Franco Mancini
 COMMON DESCRIPTION: 21550 Ryan
 LEGAL DESCRIPTION: 13-32-301-032
 ZONE: M-1

VARIANCES REQUESTED: Permission to

- 1) Waive required 8’ wide greenbelts along the north, south and east property lines that abut R-1-C and R-1-P zoning districts.
- 2) Install 9’ 3 panel metal privacy fencing along the east property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (c) – Industrial Standards: Greenbelts. None, except when a side or rear yard abuts a zoning district other than industrial then eight (8) feet wide as per Section 2.26.

Section 2.26 (a) – Greenbelt: An eight (8) foot greenbelt shall be a solid planting strip composed of evergreen trees spaced not more than twenty (20) feet apart and not less than one (1) row of evergreen shrubs, spaced not more than five (5) feet apart and which are at least five (5) feet or more in height after one (1) full growing season after planting, and which shall be planted and maintained in a healthy growing condition by either the occupant or owner of the property.

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

19. PUBLIC HEARING: **APPLICANT: City of Warren / Oksana Urban**
 REPRESENTATIVE: Brandon Chaney - Nederveld
 COMMON DESCRIPTION: 13700 Sidonie
 LEGAL DESCRIPTION: 13-36-303-002
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a library on a property that is not on a major thoroughfare and does not have vehicular access to and from it by way of a major thoroughfare or collector street.

ORDINANCES and REQUIREMENTS:

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standards set forth in Section 22.14(b)(1) and upon compliance with the following minimum requirements:

- 1) That these uses shall be located on a major thoroughfare as identified by the City of Warren Master Thoroughfare Plan.
- 4) That all vehicular access to and from the permitted uses shall be on a major thoroughfare or collector street.

20. NEW BUSINESS

21. 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.