

7. PUBLIC HEARING: **APPLICANT: Image 360 – Brighton**
 (Rescheduled from 3/12/2025)
 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.

8. PUBLIC HEARING: **APPLICANT: Paul Braschayko**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 13622 Edwin
 LEGAL DESCRIPTION: 13-12-352-002
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Erect a 10’ x 14’ (140 square ft.) gazebo.
- 2) Waive the required 4” slab with 24” rat wall for the gazebo foundation.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: The construction of all such accessory structures shall be subject to the following conditions:

- 2) That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
- 5) That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

9. PUBLIC HEARING: **APPLICANT: Fouad Youkhanna**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 30823 Boewe
 LEGAL DESCRIPTION: 13-08-128-014
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain widened driveway 12’ beyond edge of garage in the front yard.

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.

10.	PUBLIC HEARING:	APPLICANT: Warren Woods Tower Booster Club
	REPRESENTATIVE:	Jason Chamberlain
	COMMON DESCRIPTION:	13400 Twelve Mile
	LEGAL DESCRIPTION:	13-14-226-023
	ZONE:	MZ, R-1-C, C-1

VARIANCES REQUESTED: Permission to

Conduct annual spring fair in the parking lot from Friday, May 16, 2025 through Sunday, May 18, 2025 during the hours of:

Friday	4:00 p.m. to 12:00 a.m.
Saturday	12:00 p.m. to 12:00 a.m.
Sunday	12:00 p.m. to 11:00 p.m.

Music to be lowered at 10:00 p.m. each night.

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Permit circuses, fairs, carnivals and similar uses in any district after approval by the Board of Appeals under the following conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support or such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

11.	PUBLIC HEARING:	APPLICANT: Daniel Crippen
	REPRESENTATIVE:	Same as above.
	COMMON DESCRIPTION:	22534 Groesbeck
	LEGAL DESCRIPTION:	13-35-202-002
	ZONE:	MZ, M-1, M-2, C-3, R-3

VARIANCES REQUESTED: Permission to

Replace 190' of damaged 6' high chain link fence along Groesbeck and 285' along Fisk and to retain the remaining sections of 6' chain link fence that are all in the front setback.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (a) Front yards. M-1 zones 8' front setback required.

Section 17.02 – Industrial Standards: (a) Front yards. M-2 zones 25' front setback required.

Section 15.05 – Front Yard for Commercial Buildings C-3: A front yard setback of fifteen (15) feet shall be provided for commercial buildings, measuring from the right-of-way line proposed by the Master Thoroughfare Plan of the City of Warren.

Section 10.04 – Front Yard: Each lot in R-3 districts shall have a front yard of not less than twenty-five (25) feet in depth for a one (1) story building plus ten (10) feet for each additional story or portion thereof.

- 12. PUBLIC HEARING: **APPLICANT: Alex Hano**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 32150 Dequindre
- LEGAL DESCRIPTION: 13-06-151-018
- ZONE: M-2

VARIANCES REQUESTED: Permission to

Erect a 53” x 103” (37.91 square ft.) wall mounted electronic message center sign that is 100% digital display area.

ORDINANCES and REQUIREMENTS:

Section 4A.27 – Electronic Message Center: In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements:

(b) Except a property where a business has a valid State of Michigan Motor Fuels Retail Outlet License, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

(d) The electronic message center is a freestanding sign.

- 13. PUBLIC HEARING: **APPLICANT: Baker & Associates Realty Group**
- REPRESENTATIVE: Faye Baker
- COMMON DESCRIPTION: ADDRESS TO BE ASSIGNED AFTER PARCEL SPLIT.
(CURRENT PARCEL 12-13-33-276-005 LOT 756 ON
PACKARD AVE.)
- LEGAL DESCRIPTION: 13-33-276-005(In process of re-establishing plat
lines)
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence:

- 1) With a 30’ rear setback.
- 2) Without staggering front building line 2’ from adjacent lots.
- 3) With 35% lot coverage.

ORDINANCES and REQUIREMENTS:

Section 7.08 – Rear Yards: Each lot in R-1-C districts shall have a rear yard depth of not less than thirty-five (35) feet.

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. 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 property line.

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, provided, that this requirement shall not apply to any lot

which at the time of [sic] this ordinance becomes effective is less in area than the specifications herein provided if such lot was of record at the time of the adoption of this ordinance.

14. NEW BUSINESS

15. 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.