



Zoning Board of Appeals  
Office of the City Council  
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David Sophiea, Chairman  
Roman Nestorowicz, Vice-Chairman  
Paul Jerzy, Secretary  
Charles Perry, Asst. Secretary  
William Clift  
Jon Green  
Shaun Lindsey  
Garry Watts  
Michael Assessor

**A Regular Meeting of the Zoning Board of Appeals  
Wednesday, July 9, 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, 3<sup>rd</sup> 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: June 11, 2025 and June 25, 2025.**

- |                     |                                |
|---------------------|--------------------------------|
| 6. PUBLIC HEARING:  | <b>APPLICANT: William Tate</b> |
| REPRESENTATIVE:     | Same as above.                 |
| COMMON DESCRIPTION: | 25531 Loretta                  |
| LEGAL DESCRIPTION:  | 13-20-327-043                  |
| ZONE:               | R-1-C                          |

**VARIANCES REQUESTED: Permission to**

Construct a 20' x 20' (400 square ft.) addition to an existing 26' x 26' (676 square ft.) garage for a total of 1,076 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.

- 7. PUBLIC HEARING: **APPLICANT: Dao Pham**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 4553 Thirteen Mile  
 LEGAL DESCRIPTION: 13-05-383-031  
 ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**  
 Retain 23' x 24' of hard surface in front yard for widened driveway.

**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.

- 8. PUBLIC HEARING: **APPLICANT: City of Warren**  
 REPRESENTATIVE: Steven Campbell – City of Warren  
 COMMON DESCRIPTION: 14217 Nine Mile  
 LEGAL DESCRIPTION: 13-25-376-022  
 ZONE: MZ, M-1, R-1-P

**VARIANCES REQUESTED: Permission to**  
 Install 133' of 6' high chain link fence in the front setback and in front of the front building line.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 (A) – Industrial Standards. Front Yards:** M-1 zoning district front setback 8'.

**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 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.

- 9. PUBLIC HEARING: **APPLICANT: Fisnik Nazarko -USE-**  
 REPRESENTATIVE: Same as above.  
 COMMON DESCRIPTION: 23625 Van Dyke  
 LEGAL DESCRIPTION: 13-28-431-026  
 ZONE: C-2

**VARIANCES REQUESTED: Permission to -USE-**  
 Allow a dental lab in a C-2 zoning district.

**ORDINANCES and REQUIREMENTS:**

**Section 14.01 – Uses Permitted:** Dental lab/manufacturing is not a permitted use in a C-2 zoning district.

**10. PUBLIC HEARING:** **APPLICANT: Ginkgo Property Group LLC -USE-**  
**REPRESENTATIVE:** Caren Burdi  
**COMMON DESCRIPTION:** Eleven Mile  
**LEGAL DESCRIPTION:** 13-30-227-001  
**ZONE:** C-2

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Allow a 3 unit (triplex) multi-family (R3 use) dwelling in a C-2 zoning district.
- 2) Allow a lot area of 12,600 square ft., 4,600 square ft. less than ordinance requires.
- 3) Allow a 24' front setback, 11' less than ordinance requires.

**ORDINANCES and REQUIREMENTS:**

**Section 14.01 – Uses Permitted:** In all C-2 districts no building or land, except as otherwise provided in this ordinance, shall be erected or used except for one (1) or more of the following specified uses:

(a) All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude overnight, weekly or monthly transient living quarters.

**Section 10.03 – Lot Area:** ... Every lot in an R-3 district on which a multiple family dwelling is to be erected shall provide a minimum lot area of seventy-two hundred (7,200) square feet for the first living unit ... and not less than five thousand (5,000) square feet for each additional three (3) or four (4) bedroom unit...

**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.

**11. PUBLIC HEARING:** **APPLICANT: Agree Development, LLC –**  
**Josh Bratton**  
**REPRESENTATIVE:** Mandy Gauss  
**COMMON DESCRIPTION:** 26100 Groesbeck  
**LEGAL DESCRIPTION:** 13-24-253-014  
**ZONE:** MZ, C-1, P

**VARIANCES REQUESTED: Permission to**

Install the following signage:

- 1) A 74.69" x 60" (31.12 square ft.) wall signage on the west elevation of building.
- 2) A 20.38" 104.56" (14.80 square ft.) wall sign on the west elevation of building.
- 3) A 8" x 59" (3.27 square ft.) wall sign on the west elevation of building.
- 4) A 89.63" x 72" (44.81 square ft.) wall sign on the east elevation of building.
- 5) A 8" x 59" (3.27 square ft.) wall sign on the east elevation of building.
- 6) A 104.56" x 84" (61 square ft.) wall sign on the north elevation of building.
- 7) A 104.56" x 84" (61 square ft.) wall sign on the south elevation of building.
- 8) A 34" x 26" (6.114 square ft.) wall sign on the south elevation of canopy.
- 9) A 136" x 26" (24.56 square ft.) wall sign on the west elevation of canopy.
- 10) 1,128' x 36" (3,384 square ft.) design element on the canopy.
- 11) 4 gas pumps with 37.81 square ft. of signage each and 2 gas pumps with 36.08 square ft. Of signage each for a total of 223.40 square ft. of pump signage.

12)A 2<sup>nd</sup> ground sign on the property that is 20’ high with a 15’ setback with 61.38” x 118.5” (50.51 square ft.) of signage with condition that the existing ground sign with off-site signage will be modified to remove the upper portion of signage that was for Frazho Plaza and retain the 48 square ft. of signage for the apartment complex that was previously granted a variance.

Signage requested includes 249.97 square ft. of wall signage, 3,384 square ft. of design element, 223.40 square ft. of pump signage for an overall total of 3,857.37 of wall signage as well as a 50.51 square ft. and a 48 square ft. ground sign for a total of 98.51 of ground signage.

**ORDINANCES and REQUIREMENTS:**

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

(b) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

(c) 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.

**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.

<b>12. PUBLIC HEARING:</b>	<b>APPLICANT: Sheetz, Inc by Andrew Siwiki</b>
REPRESENTATIVE:	Zoning Resources – Rebecca Green
COMMON DESCRIPTION:	31925 Van Dyke
LEGAL DESCRIPTION:	13-04-278-010
ZONE:	MZ, M-1, M-2

**VARIANCES REQUESTED: Permission to**

Install the following signage:

- 1) A 74.31” high x 62.5” (32.25 square ft.) menu board sign with a 17.25” under clearance.
- 2) A 13’ high order point sign with a total of 42.3 square ft. of signage and an 11.75” under clearance.
- 3) A 18’ high clearance sign with 2’ x 11.33’ (22.66 square ft.) signage and an 11’ under clearance.

For a total of 97.21 square ft. of ground signage for items 1, 2 and 3 in addition to a proposed 104.4 square ft. pylon sign which has a previous variance. Overall ground signage to be 201.61 square ft.

- 4) Gas pump signage – 12.48 square ft. valance signage area, 12.125 skirt signage area (24.6 square ft. per gas pump) on 7 gas pumps for a total of 172.2 square ft. of pump signage.
- 5) A 22” x 9’ (16.50 square ft.) wall sign on the east elevation of building.
- 6) A 22” x 9’ (16.50 square ft.) wall sign on the west elevation of building.
- 7) A 19.63” x 8’ (13.09 square ft.) wall sign on the east elevation of canopy.
- 8) A 19.63” x 8’ (13.09 square ft.) wall sign on the west elevation of canopy.

For a total of 231.38 square ft. of wall signage for items 4, 5, 6, 7 and 8.

**ORDINANCES and REQUIREMENTS:**

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

(b) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

(c) 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.

**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.

<b>13. PUBLIC HEARING:</b>	<b>APPLICANT: Metro Signs and Lighting</b>
REPRESENTATIVE:	Paul Deters – Metro Detroit Signs
COMMON DESCRIPTION:	23830 Groesbeck
LEGAL DESCRIPTION:	13-26-429-001
ZONE:	M-2

**VARIANCES REQUESTED: Permission to**

- 1) Install two (2) 5'2" x 50' (258.33 square ft. each) awnings with signage on them for a total 516.66 square ft. of wall signage.
  - 2) Retain 78" x 120" (65 square ft.) painted wall sign on west elevation.
  - 3) Retain 24" x 72" (12 square ft.) wall sign on east elevation.
  - 4) Retain 78" x 120" (65 square ft.) painted wall sign on east elevation.
  - 5) Retain 257' of 10" high decorative design element (stripes) around perimeter of building.
- Existing wall signage of 142 square ft. and proposed 516.66 square ft. of awning wall signage total 658.66 square ft. with an additional 257' of 10" high (214.17 square ft.) of design element for a grand total of 872.83 square ft. of wall signage.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 – 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, C-2, C-3, M-1 and M-2.

**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.**