



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
Charles Perry, Asst. Secretary
William Clift
Jon Green
Shaun Lindsey
Garry Watts
Michael Assessor

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, June 11, 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 April 23, 2025, May 14, 2025, May 18, 2025 and June 4, 2025.**

6. PUBLIC HEARING: **APPLICANT: Paslin**
(Revised from 4/23/2025; Rescheduled from 5/14/25)
REPRESENTATIVE: Bryan Duquet / William Lince
COMMON DESCRIPTION: 25411 Ryan
LEGAL DESCRIPTION: 13-19-478-013
ZONE: MZ, R-1-P, M-2

VARIANCES REQUESTED: Permission to

Install a 15' high x 45' wide (675 square ft.) wall sign on the east elevation of the building and retain a 24" x 24' (48 square ft.) existing wall sign for a total of 723 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): c) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business

7. PUBLIC HEARING: **APPLICANT: Terraval LLC (Ramona Cean)**
 (Rescheduled from 5/14/25)
 REPRESENTATIVE: PEA Group (Becky Klein)
 COMMON DESCRIPTION: 23170 Schoenherr
 LEGAL DESCRIPTION: 13-25-351-006
 ZONE: M-1

VARIANCES REQUESTED: Permission to

Allow 20,158 square ft. of open storage to a property that the primary structure is 5,008 square ft.

ORDINANCES and REQUIREMENTS:

Section 17.02 – Industrial Standards: (S) Open storage other than junk. ... the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

8. PUBLIC HEARING: **APPLICANT: John and Rebecca Patterson**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 14918 Jacobs
 LEGAL DESCRIPTION: 13-12-428-023
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 16' x 26.5' deck in rear yard to within 21.8' of the rear property line.

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.

9. PUBLIC HEARING: **APPLICANT: Even Moshe**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 22241 Van Dyke
 LEGAL DESCRIPTION: 13-33-276-014
 ZONE: C-2

VARIANCES REQUESTED: Permission to

Retain 32 square ft. wall sign on the south elevation, in addition to a previously approved 32.25 square ft. wall sign on the north elevation for a total of 64.25 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.35 (C) – Signs Permitted in Commercial Business and Industrial Districts:

Total wall signage of a size not to exceed forty (40) square ft. shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

10. PUBLIC HEARING: **APPLICANT: Frank Jarbou**
REPRESENTATIVE: Atwell – Erik Miller
COMMON DESCRIPTION: 6014 and 6015 Ten Mile
LEGAL DESCRIPTION: 13-28-101-032 and 13-21-353-023
ZONE: M-1

VARIANCES REQUESTED: Permission to

- 1) Waive 39 parking spaces at 6015 Ten Mile parcel #13-21-353-023 and 12 spaces at 6014 Ten Mile parcel #13-28-101-032 for a total of 51 waived. Spaces.
- 2) Allow 19.6’ wide two-way maneuvering lane to the east of existing building at 6015 Ten Mile parcel #13-21-353-023.
- 3) Waive 8’ greenbelt on parcel #13-21-353-023 where it abuts parcel #13-21-353-015 and 13-21-353-022.

ORDINANCES and REQUIREMENTS:

Section 4.32 (#23) – Off-street Parking Requirements: One (1) parking space for each one thousand two hundred 1,200 square feet of gross floor area.

Section 4.32 (i) – Off-street Parking Requirements: Two-way off-street maneuvering lanes required 20’ width.

Section 17.02 (c) – Industrial Standards Greenbelt: 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.

11. PUBLIC HEARING: **APPLICANT: CTT LLC**
REPRESENTATIVE: Bobby McIlquham
COMMON DESCRIPTION: 6500 Eleven Mile
LEGAL DESCRIPTION: 13-21-126-027
ZONE: M-3

VARIANCES REQUESTED: Permission to

Allow open storage of trucks/trailers to within 19’ of the front (north) property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (s) – Industrial Standards: Open Storage other than junk. In M-3 and M-4 zones outside storage may not be closer than one hundred fifty (150) feet from any street right-of-way line.

- 12. NEW BUSINESS**
- 13. 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.