



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 25, 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 Meeting of June 11, 2025.**

6. PUBLIC HEARING: **APPLICANT: The Home Depot -USE-**
(Rescheduled from 3/12/2025 and 5/14/2025)
- 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.

7. PUBLIC HEARING: **APPLICANT: Terraval LLC (Ramona Cean)**
 (Rescheduled from 5/14/25 and 6/11/2025)
 REPRESENTATIVE: PEA Group (Becky Klein)
 COMMON DESCRIPTION: 23170 Schoenherr
 LEGAL DESCRIPTION: 13-25-351-006
 ZONE: M-1

VARIANCES REQUESTED: Permission to (REVISED)

- 1) Allow 20,158 square ft. of open storage to a property that the primary structure is 5,008 square ft.
- 2) Waive requirement of no open storage within 75' of front property line on Roseberry Ave. as property is a double frontage lot.

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... In M-1 and M-2 zones the designated rea shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line.

8. PUBLIC HEARING: **APPLICANT: Even Moshe**
 (Rescheduled from 6/11/2025)
 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.

9. PUBLIC HEARING: **APPLICANT: Tomas Zuniga**
 REPRESENTATIVE: Partners in Architecture
 COMMON DESCRIPTION: 22323 Ryan
 LEGAL DESCRIPTION: 13-31-278-018
 ZONE: M-1

VARIANCES REQUESTED: Permission to

- 1) Allow 15,724.20 square ft. of open storage of trucks, vans and trailers without a primary structure on the site.
- 2) Allow open storage 43' from the front property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (S) – Industrial Standards – 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...

10. NEW BUSINESS

11. 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.