



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
5460 Arden, Ste. 505
Warren, MI 48092
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, May 28, 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 and May 14, 2025.**

6. PUBLIC HEARING: **APPLICANT: James Ebaugh**
REPRESENTATIVE: Aaron Cook – Clement Construction LLC
COMMON DESCRIPTION: 23140 Bolam
LEGAL DESCRIPTION: 13-25-454-011
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct an 8' x 10' (80 square ft.) deck entirely within the rear setback to within 9' 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.

7. PUBLIC HEARING: **APPLICANT: Felix Washington**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 32523 Cambridge
 LEGAL DESCRIPTION: 13-02-131-011
 ZONE: R-1-B

VARIANCES REQUESTED: Permission to

- 1) Install a 5' x 10' (50 square ft.) shed and waive requirement of a ratwall. Shed to be placed on concrete patio.
- 2) Retain a 10' x 10' (100 square ft.) gazebo that is not placed against another accessory structure and waive requirement of a ratwall. Gazebo is installed concrete patio.

Accessory structures listed above would be in addition to a 440 square ft. attached garage and 286 square ft. covered rear porch for a total of 876 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: (a) All detached accessory buildings shall not exceed one (1) story or ten (10) feet in height measured to the eaves and shall not occupy more than thirty (30) percent of the rear yard. Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement. 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.
- 3. That the accessory building be placed against any other accessory structure, such as a detached garage, that may exist in the yard. Only one (1) detached accessory structure shall be permitted in the yard.
- 5. That all accessory structures, excluding garages, will not exceed a total of 120 square ft.

8. PUBLIC HEARING: **APPLICANT: Strictly 2SP dba
2SP Sports Performance**
 REPRESENTATIVE: Kirk Neal
 COMMON DESCRIPTION: 7001 Chicago
 LEGAL DESCRIPTION: 13-04-402-006
 ZONE: M-1

VARIANCES REQUESTED: Permission to

Retain 100% sign coverage on 14 panes of translucent window siding on the south elevation of the building for 480.46 square ft. of window signage.

ORDINANCES and REQUIREMENTS:

Section 4A.28 – Window Signs: In addition to other applicable Zoning requirements, a responsible party shall comply with all of the following requirements:

- (a) Total non-illuminated window signage shall not exceed 50% of the window where it is placed.
- (c) Total window signage shall not exceed fifty (50) percent of the window where it is placed.

9. PUBLIC HEARING: **APPLICANT: Timothy Wise -USE-**
 REPRESENTATIVE: Alicia Karacson
 COMMON DESCRIPTION: 4129 Kendall
 LEGAL DESCRIPTION: 13-29-301-020
 ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to -USE-

Allow an 8' x 20' (160 square ft.) storage container and an 8' x 22' (176 square ft.) dumpster for a total of 336 square ft. of open storage in an R-1-P zoning district and to waive screening wall around the dumpster.

ORDINANCES and REQUIREMENTS:

Section 8.01 – Uses Permitted: Open storage is not a permitted use in R-1-P zoning districts.

Section 4D.40 – Refuse, Recycling Container Screening: Containers for refuse and recycling uses shall be screening from view from any adjacent residential use or public right-of-way, excluding alleys. Screening may consist of a six (6) foot high opaque wall constructed of masonry material which matches the primary masonry of the principal structure on the site. 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. Live landscape material located so it does not interfere with the function of the refuse container is encouraged in addition to the opaque screen.

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.