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
Ph. (586)258-2060
Fax: (586)268-0606

A Regular Meeting of the Zoning Board of Appeals Wednesday, May 14, 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 March 12, 2025, April 9, 2025 and April 23, 2025.**

6. PUBLIC HEARING: **APPLICANT: The Home Depot -USE-**
(Reschedule from 3/12/2025)

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: Paslin**
(Revised from 4/23/2025)
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 in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

8. PUBLIC HEARING: **APPLICANT: Joseph and Suzanne Gatt**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30110 Blossom Lane
LEGAL DESCRIPTION: 13-12-178-026
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Retain a 12' x 10' shed outside of the side building lines of residence to within 3' of the south property line.
ORDINANCES and REQUIREMENTS:
Section 4.20 – Detached Accessory Buildings: (a) … Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot…

9. PUBLIC HEARING: **APPLICANT: Patricia Brown**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 24521 Columbus
LEGAL DESCRIPTION: 13-25-253-041
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Construct a 12' x 10' shed that extends 9' beyond the north building line of the principal building to within 6' 11" of the north property line.
Existing non-permitted shed to be removed.
ORDINANCES and REQUIREMENTS:
Section 4.20 – Detached Accessory Buildings: (a) … Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot…

10. PUBLIC HEARING: **APPLICANT: Thomas and Kolleen Farrah**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 13728 Tefft

LEGAL DESCRIPTION: 13-01-107-002
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

1) Construct a 15' x 15' (225 square ft.) covered porch in the rear setback to within 17' 3" of the rear property line.
2) Retain rear setback of residence at 30' 3".

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.

11. PUBLIC HEARING: **APPLICANT: Patrick Rosenick**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 22370 Curie
LEGAL DESCRIPTION: 13-32-205-014
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a horseshoe driveway that is:

1) In the front yard.
2) Non-hard surfaced (gravel). Main drive to remain hard surfaced.

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.

Section 4.32 – Off-street Parking Requirements: (k) All off-street parking areas shall be provided with adequate ingress and egress, shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent…)

12. PUBLIC HEARING: **APPLICANT: Ron Her**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30301 Gloede
LEGAL DESCRIPTION: 13-12-252-021
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Allow the expansion of a non-conforming church by constructing an accessory structure with the following conditions:

1) 30' x 50' (1,500 square ft.)
2) 14' in height at the eaves accessory structure.
3) Outside of the side building lines of the principal building.

Also to:

4) Continue non-conforming use of a church not on a major thoroughfare.
5) Continue non-conforming use of a church with wall or greenbelt screening where site abuts residential districts or uses.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Detached Accessory Buildings: (a) … Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot…

(5) That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standard set forth in Section 22.14(b)(1) and upon compliance with the following minimum requirements:

(1) That these uses shall be located on a major thoroughfare as identified by the City of Warren Master Thoroughfare Plan.

(5) That a six (6) foot wall or eight (8) foot greenbelt pursuant to Section 2.26 of this ordinance, be provided where the site abuts a residential district or residential use of is adjacent to an alley which abuts a residential district or residential use.

13. PUBLIC HEARING: **APPLICANT: Jonathon Sulaka**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 24800 Hoover
LEGAL DESCRIPTION: 13-26-101-026
ZONE: M-2

VARIANCES REQUESTED: Permission to

1) Conduct a temporary outdoor retail sales operation without a permanent building.
2) Conduct a temporary outdoor sales operation in a 30’ x 30’ (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. June 21, 2025 through July 6, 2025.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts: Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2.

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

14. PUBLIC HEARING: **APPLICANT: Mohamad Abualrub**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 15150 Fourteen Mile
LEGAL DESCRIPTION: 13-01-228-024
ZONE: C-1

VARIANCES REQUESTED: Permission to

1) Install a 18” x 7’ (10.5 square ft.) wall sign in addition to existing 20.56 square ft. and 19 square ft. wall signs.
2) Install 864 square ft. of design element to gas canopy.
3) Install 103.90 square ft. of signage to (5) gas pumps. Sides of pump valances to remain white.

For a total of 1,017.96 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 in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

15. PUBLIC HEARING: **APPLICANT: MC Development Holdings LLC – Derick Riba**

REPRESENTATIVE: James Dworman
COMMON DESCRIPTION: 2003 and 2005 Twelve Mile
LEGAL DESCRIPTION: 13-07-351-021
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to
Erect an 8' high, 16' x 35' dumpster screen walls.
ORDINANCES and REQUIREMENTS:
Section 4D.40 – Refuse, Recycling Container Screening: Containers for refuse and recycling uses shall be screened 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 right (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.

16. PUBLIC HEARING: **APPLICANT: Terraval LLC (Ramona Cean)**
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…

17. NEW BUSINESS
18. 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.