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Zoning Board of Appeals
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, August 13, 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: July 9, 2025 and July 23, 2025.**

6. PUBLIC HEARING: **APPLICANT: 13 & Hoover BP LLC / Nameer Kastaw**
(Rescheduled from 7/23/2025)
REPRESENTATIVE: Brandon Kastaw
COMMON DESCRIPTION: 11610 Thirteen Mile
LEGAL DESCRIPTION: 13-11-101-001
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to

- 1) Waive five (5) required parking spaces.
- 2) Allow parking spaces 20' in length along a property line.
- 3) Allow parking in the front setback to the property lines along Thirteen Mile Road and to Hoover.
- 4) Retain existing non-conforming maneuvering lanes adjacent to gas pumps.

ORDINANCES and REQUIREMENTS:

Section 4.32 (H)(22) Off-Street Parking Requirements: All retail stores – One (1) parking space for each three hundred (300) square feet of gross floor area.

Section 4.32 (i): All spaces that abut a continuous curb required in accordance with Section 16.07 of this ordinance or a common property line shall be laid out in the following dimensions,

including off-street maneuvering lanes: Type: 90 degrees, Width: 9'; Length: 22'; Length of maneuvering lane: 22'.

7. PUBLIC HEARING: **APPLICANT: Abdulla Alysofi -USE-**
 (Rescheduled from 7/23/2025)
 REPRESENTATIVE: Lance Seba
 COMMON DESCRIPTION: 3900 Fourteen Mile
 LEGAL DESCRIPTION: 13-06-228-025
 ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow a drive-in restaurant in a C-1 zoning district. **USE**
- 2) Waive the requirement of a chain-link fence to completely enclose the use.

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Drive-in restaurant is not a permitted use in C-1 zoning districts.

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:

(k) Drive-in restaurant, an establishment whose principal business is to serve food that may be consumed in the building on the premises, on the premises outside the building, or off the premises. Drive-in restaurants shall be permitted upon approval of the Planning Commission, after a public hearing has been held and it is found that the proposed drive-in restaurant meets all the requirements of the Zoning Ordinances and the following standards:

- 4. Drive-in restaurant properties shall be completely enclosed with a chain-link fence with a height of four (4) feet; however, when abutting a residential property, a decorative masonry screening wall constructed to a height of six (6) feet shall be provided.

8. PUBLIC HEARING: **APPLICANT: Bazo Construction**
 (Rescheduled from 7/23/2025)
 REPRESENTATIVE: Sarah Mheisen
 COMMON DESCRIPTION: 4090 Nine Mile
 LEGAL DESCRIPTION: 13-31-226-016
 ZONE: MZ, C-2, P

VARIANCES REQUESTED: Permission to

Retain new signage as follows:

- 1) 85.95 square ft. of wall signage on canopy and 7.94 square ft. of wall signage on building for a total of 93.89 square ft. of wall signage.
 - 2) 278.75 square ft. of design element on the canopy.
 - 3) 92.92' of 6.5" high light bar on the canopy.
 - 4) 11.50 square ft. of painted design element per column, on 4 canopy columns for a total of 46 square ft.
 - 5) 46.22 square ft. of signage per gas pump on 3 pumps, for a total of 138.66 square ft.
- Total of 557.30 square ft. of wall signage and 92.92 feet on 6.5" light bar.

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.

Section 4A.14 (b) – Prohibited Signs: Exterior rope lighting, except temporary lighting.

9.	PUBLIC HEARING:	APPLICANT: Bazo Construction (Rescheduled from 7/23/2025)
	REPRESENTATIVE:	Sarah Mheisen
	COMMON DESCRIPTION:	11550 Thirteen Mile
	LEGAL DESCRIPTION:	13-10-226-011
	ZONE:	MZ, C-1, P

VARIANCES REQUESTED: Permission to

Install new signage as follows:

- 1) 85.95 square ft. of wall signage on canopy #1 (southern most canopy) and 61.66 square ft. of wall signage on canopy #2 (northern most canopy) for a total of 147.61 square ft. of wall signage on the canopies.
 - 2) 730.75 square ft. of design element on the canopies.
 - 3) 243.59' of 6.5" high light bar on the canopies.
 - 4) 46.22 square ft. of signage per gas pump on 5 pumps, for a total of 231.10 square ft.
- Total of 1,109.46 square ft. of wall signage and design elements and 243.59' of 6.5" light bar. Existing "CHILLBOX" wall sign to be removed from building per representative.

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.

Section 4A.14 (b) – Prohibited Signs: Exterior rope lighting, except temporary lighting.

10.	PUBLIC HEARING:	APPLICANT: Bazo Construction
	REPRESENTATIVE:	Sarah Mheisen
	COMMON DESCRIPTION:	23011 Hoover
	LEGAL DESCRIPTION:	13-27-478-019
	ZONE:	M-1

VARIANCES REQUESTED: Permission to

Retain new signage as follows:

- 1) Three 13.64 square ft. wall signs on the canopy and one 22.32 square ft. wall sign on the building for a total of 63.22 square ft. of wall signage.
 - 2) 753 square ft. of design element on the canopy.
 - 3) 149.5' of 1-1/8" high light bar on the canopy.
 - 4) 11.13 square ft. of painted design element per column, on 6 canopy columns for a total of 66.80 square ft.
 - 5) 48.48 square ft. of signage per gas pump, on 6 pumps for a total of 290.88 square ft.
- Total of 1,173.90 square ft. of wall signage and 149.50' of 1-1/8" light.

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.

Section 4A.14 (b) – Prohibited Signs: Exterior rope lighting visible from the public right-of-way except temporary lighting and government signs.

11. PUBLIC HEARING:	APPLICANT: Katie Bell
REPRESENTATIVE:	Nathaniel and Katie Bell
COMMON DESCRIPTION:	8581 Linda
LEGAL DESCRIPTION:	13-15-176-020
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain an 10' x 12' gazebo, on the patio and waive the requirement of a 24" rat wall.
- 2) Erect a 2nd accessory structure, a 10' x 12' shed that will not be placed against another accessory structure.
- 3) Install 100' of 8' high privacy fence adjacent to the south property line.

ORDINANCES and REQUIREMENTS:

Section 4.20 (a) – Detached Accessory Buildings: 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.

Section 4D.33 (a) – Privacy Fences On Interior Lots: Interior lots. On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building of the property or into the front yard setback.

12. PUBLIC HEARING:	APPLICANT: Peter Sabbagh
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	4603 Thirteen Mile
LEGAL DESCRIPTION:	13-05-383-036
ZONE:	R-1-C

VARIANCES REQUESTED: Permission to

Retain a 18' 6" x 24' 6" (453.25 square ft.) widened portion of driveway in front yard.

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 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.

13. PUBLIC HEARING: **APPLICANT: Benjamin Moe -USE-**
REPRESENTATIVE: Scott Moe
COMMON DESCRIPTION: 5966 Engleman
LEGAL DESCRIPTION: 13-21-351-003
ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

Retain single family residential use in a M-2 industrial zoning district.

ORDINANCES and REQUIREMENTS:

Section 17.02 (e) – Industrial Standards: Dwellings are not a permitted use in a M-2 zoning district.

14. PUBLIC HEARING: **APPLICANT: Joe Zerilli**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 26615 Ryan
LEGAL DESCRIPTION: 13-19-228-036
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Remove the condition of variance granted 10/29/2003 that all other wall signage is removed.
- 2) Retain a 9’ x 22.6’ (203 square ft.) mural painted on the south elevation.
- 3) Retain a 53” x 53” (19.51 square ft.) wall sign on the north elevation.

Total wall signage if granted would be 222.51 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.31 – Signs Permitted In Residential Zones (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5): The following signs are allowed in residential zones: d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square feet in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

Section 4A.11 – Specific Sign Definitions #24: Mural. A picture painted directly on a wall and shall be considered a painted wall sign for the purpose of this ordinance.

15. PUBLIC HEARING: **APPLICANT: Marogi Investments LLC – Mazin Marogi**
REPRESENTATIVE: Gasper Salvaggio
COMMON DESCRIPTION: 20809 and 20787 Mound
LEGAL DESCRIPTION: 13-32-483-038
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Operate a major auto repair facility that is 184 feet from a residential zoning district.
- 2) Retain the roll up garage doors that are facing residential zoning district and are buffered by the parking lot and masonry wall.

ORDINANCES and REQUIREMENTS:

Section 14.01 (j) – Uses Permitted: Automobile repair shops, including body and fender business, provided that such uses are conducted entirely within an enclosed building, and provided further that such establishments are located at least two hundred (200) feet from any residential district or are operated on the premises of and in conjunction with an automobile dealership

in a building with appropriate filtering system to prevent emission of paint odors and with a masonry wall facing any such residential district, which shall have a sound retarding insulation, shall have no doors other than any door required by law as a fire exit, and shall no windows but may have glass block areas to transmit light.

16. PUBLIC HEARING: **APPLICANT: Easter Michigan Industries -USE-**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 4965 Nine Mile
LEGAL DESCRIPTION: 13-29-451-029
ZONE: C-1

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain 6’ tall fencing in the front setback 5’ 7” from the front property line.
- 2) Allow 4,450 square ft. of open storage of steel plates stacked no higher than 36” to a non-conforming use in a C-1 zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 13.04 – Front Yards For Commercial Buildings: A fifteen (15) foot front yard setback shall be provided by all commercial buildings in a C-1 district, measuring from the proposed right-of-way line established by the City’s Master Thoroughfare Plan.

Section 13.01 – Uses Permitted: Open storage is not a permitted use in a C-1 zoning district.

Section 4.17 (a) – Non-Conforming Uses: Non-conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

17. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc. – Kalven Hermiz**
-USE-
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 21311 Groesbeck
LEGAL DESCRIPTION: 13-35-331-001
ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Retain 1,149.64 feet of 8’ high corrugated sheet metal fencing. (Total of 2,840.64’ of 8’ high fencing, of which 1,655’ was previously granted a variance on 6/7/2017.)
- 2) Retain existing non-conforming auto wrecking yard and expand the outdoor storage area by 59,485.92 square ft., identified as parcel 1 on the site plan. **USE**
- 3) Waive 5 required parking spaces.
- 4) Retain the parking within the Groesbeck front setback.
- 5) Construct a building addition to within 29.07’ of the east property line along Groesbeck and to within 7.28’ of the north property line along Prospect.

ORDINANCES and REQUIREMENTS:

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 17.02 (T) – Industrial Standards: Open storage for junk, auto wrecking yards and other waste products is not a permitted use in M-2 zoning districts.

Section 4.32 (H) – Off-Street Parking Requirements: The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing building as specified above shall be determined in accordance with the following tables, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (23) One (1) parking space for each one thousand two hundred (1,200) square feet of gross floor area.

Section 17.02 (A) – Industrial Standards: Front yard setback in M-2 zoning districts is 25’.

Section 17.02 (B) – Industrial Standards: Side yard setback in M-2 zoning districts is 20’.

Section 4.17 (A) – Non-Conforming Uses: Non-conforming Use-Continuance. Any lawful non-conforming use consisting of a building or land usage existing at the time of the effective date of this ordinance may be continued, except as herein prohibited or restricted, provided that the building or use thereof shall not be structurally changed, altered or enlarged, unless such altered or enlarged building or use shall conform to the provisions of this ordinance for the district in which it is located. No non-conforming use if changed to a use permitted in the district in which it is located shall be resumed or changed back to a non-conforming use. Failure to continue to use any land, building or structure, or part thereof, which use is a non-conforming use under this ordinance, for a period of one (1) year or more shall be held to be conclusive proof of an intention to legally abandon any such non-conforming use.

18. NEW BUSINESS

19. 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.