



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, August 27, 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, 3<sup>rd</sup> 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, July 23, 2025, and August 13, 2025.**
  
6. PUBLIC HEARING:  
REPRESENTATIVE: **APPLICANT: Caron Miracle**  
COMMON DESCRIPTION: Michael Miracle  
LEGAL DESCRIPTION: 11141 Thirteen Mile  
ZONE: 13-03-455-020  
R-1-C

**VARIANCES REQUESTED: Permission to**

Retain a 24' 6" x 73' gravel/stone area for parking in the front yard.

**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 (k) – Off-Street Parking Requirements:** 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), shall be maintained in a usable dustproof condition, shall be graded and drained to dispose of all surface water,

provide protective bumper curbs as per Section 4.32 (i) and 16.07, and shall otherwise comply with Section 2.46 and 16.05 of this ordinance.

- 7. PUBLIC HEARING: **APPLICANT: Lukach Bohdan**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 3330 Girard
- LEGAL DESCRIPTION: 13-07-277-003
- ZONE: R-1-B

**VARIANCES REQUESTED: Permission to**

Retain 13 lineal feet of 6’ high privacy fence that extends 8’ 5” beyond the front building line.

**ORDINANCES and REQUIREMENTS:**

**Section 4D.08 – Fences, Walls and Landscape Screens In Front Yard Between Building Line and Front Property Line:** No fences, wall or landscape screen shall be constructed between the established building line and the front property line, except as follows: (a) Corner lot. On a corner lot abutting a street, a fence may be installed not exceeding thirty (30) inches in height between the established front setback line to the front property line, and shall be of a non-sight obscuring fence material.

- 8. PUBLIC HEARING: **APPLICANT: Yudo Inc**
- REPRESENTATIVE: Schafer Construction, Inc.
- COMMON DESCRIPTION: 14575 Eleven Mile
- LEGAL DESCRIPTION: 13-13-451-072
- ZONE: M-2

**VARIANCES REQUESTED: Permission to**

- 1) Install a 70.4” x 210.8” (103.06 square ft.) wall sign on south elevation.
  - 2) Install a “Y” shaped wall sign with half (247.69 square ft.) of it on the south elevation and the other half (247.69 square ft.) of it on the east elevation for a total of 495.38 square ft.
- Total wall signage requested: 509.44 square ft.

**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.

- 9. PUBLIC HEARING: **APPLICANT: Faiz Simon / FF Warren LLC -USE-**
- REPRESENTATIVE: Christopher Longe
- COMMON DESCRIPTION: 31015 Hoover
- LEGAL DESCRIPTION: 13-03-484-005
- ZONE: MZ, C-1, P

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Hard surface to within 4’ of the east property line along Hoover Road in the “P” zone.
- 2) Construct building to within 5’ of the west property line.

- 3) Construct a 22' x 98' gas pump canopy that extends in the "P" zone to no less than 26' 6" of the east property line along Hoover Road and to not less than 28' 8-3/8" of the south property line along Thirteen Mile Road. (This variance will replace item #1 from variance granted 10/8/1980). **USE**
- 4) Waive 8 required parking spaces.

**ORDINANCES and REQUIREMENTS:**

**Section 16.06 (b) – Protective Barrier:** All street boundaries of such parking areas shall be provided with a fifteen (15) foot wide greenbelt which shall be used for ornamental purposes only, and nothing shall be placed thereon except trees, shrubs, plants, and grass; and provided such greenbelt material shall not exceed two (2) feet in height.

**Section 13.07 – Rear Yards:** In C-1 districts, a rear yard of not less than twenty (20) feet shall be required; where alleys exist the measurement of the rear yard may include one-half (1/2) of the alley.

**Section 16.02 (d) – Limitation of the Use:** No buildings other than those for shelter of attendants shall be erected upon premises, and there shall be not more than two (2) such buildings in the area and each such building shall not be more than fifty (50) square feet in area not shall each exceed fifteen (15) feet in height.

**Section 4.32 (22) – Off-Street Parking Requirements:** All retail stores, except as otherwise specified herein require one (1) parking space for each three hundred (300) square feet of gross floor area.

**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.**