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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, July 23, 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: June 11, 2025, June 25, 2025 and July 9, 2025.**
  
6. PUBLIC HEARING: **APPLICANT: Jeffrey and Jessica St. Andre**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 4436 Buchanan  
LEGAL DESCRIPTION: 13-05-377-006  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a 12' x 16' (192 square ft.) sunroom, not placed against any other accessory structure in addition to an existing 19' x 30' (570 square ft.) detached garage for a total of 762 square ft. of accessory structure floor area.

**ORDINANCES and REQUIREMENTS:**

**Section 4.20 (A) – Detached Accessory Buildings:** ... The construction of all such accessory structures shall be subject to the following conditions:

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 feet.

**Section 5.01 – Uses Permitted:** In all R-1-A 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:

(i) ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7.	PUBLIC HEARING:	<b>APPLICANT: St. Anne Catholic Church</b>
	REPRESENTATIVE:	Rev. Adam Nowak
	COMMON DESCRIPTION:	32000 Mound
	LEGAL DESCRIPTION:	13-04-151-001
	ZONE:	R-1-C

**VARIANCES REQUESTED: Permission to**

Conduct annual parish festival on the church property during the following:

- 1) Friday, September 19, 2025 from 5:00 p.m. to 11:00 p.m.
- 2) Saturday, September 20, 2025 from noon to 11:00 p.m.
- 3) Sunday, September 21, 2025 from noon to 10:00 p.m.

**ORDINANCES and REQUIREMENTS:**

**Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses. Permit Circuses, Fairs, Carnivals and Similar Uses In Any District After Approval by the Board of Appeals Under the Following Conditions:**

- (1) When engaged in by schools, churches, fraternal societies and familiar non-profit organizations as accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

8.	PUBLIC HEARING:	<b>APPLICANT: Mike Shaba</b>
	REPRESENTATIVE:	Marvin Steiner
	COMMON DESCRIPTION:	4415 Eight Mile, Building B
	LEGAL DESCRIPTION:	13-32-357-025
	ZONE:	M-2

**VARIANCES REQUESTED: Permission to**

Allow sales of secondhand appliances to within 105' from residential zoned property.

**ORDINANCES and REQUIREMENTS:**

**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:

- (u) Secondhand dealers shall be permitted if the following locational criteria are complied with:
  - 1) The site for a secondhand dealer shall be located more than five hundred (500) feet from the following zoning districts: R-1-A, R-1-B, R-1-C, R-1-P, R-2, R-3, R-3-A, R-4 or R-5.

9.	PUBLIC HEARING:	<b>APPLICANT: 13 &amp; Hoover BP LLC / Nameer Kastaw</b>
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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'.

10. PUBLIC HEARING: **APPLICANT: Bazo Construction**  
 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.

11. PUBLIC HEARING: **APPLICANT: Bazo Construction**  
 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.

<b>12. PUBLIC HEARING:</b>	<b>APPLICANT: Josh Bratton / Agree Development</b>
REPRESENTATIVE:	Mandy Gauss
COMMON DESCRIPTION:	32983 Ryan
LEGAL DESCRIPTION:	13-06-228-026
ZONE:	MZ, C-1, C-2, P

**VARIANCES REQUESTED: Permission to**

Install the following signage:

- 1) A 74.69" x 86.38" (49.03 square ft.) wall sign on the north elevation of the building. (Items A1 and A2)
- 2) A 8" x 59" (3.27 square ft.) wall sign on the north elevation of the building. (Item E)
- 3) A 8" x 59" (3.27 square ft.) wall sign on the south elevation of the building. (Item E)
- 4) A 104.56" x 84" (61 square ft.) wall sign on the east elevation of the building. (Item A3)
- 5) A 104.56" x 84" (61 square ft.) wall sign on the west elevation of the building. (Item A3)
- 6) A 34" x 26" (6.14 square ft.) wall sign on the east elevation of the canopy. (Item F1)
- 7) A 136" x 26" (24.56 square ft.) wall sign on the north elevation of the canopy. (Item F2)
- 8) A 376' x 36" (1,128 square ft.) of design element on the canopy. (Item F3)
- 9) A ground sign, 20' high with 61.38" x 118.5" (50.51 square ft.) of signage on each to within 5' of the north property line. (Item P)
- 10) A 2<sup>nd</sup> ground sign, 20' high with 61.38" x 118.5" (50.51 square ft.) of signage on each to within 5' of the east property line. (Item P)
- 11) 4 gas pumps with 37.81 square ft. of signage each and 2 gas pumps with 36.08 square ft. of signage each for a total of 223.40 square ft. of pump signage.
- 12) 2 directional signs that are 15" x 20" (2.08 square ft.) for a total of 4.16 square ft. of directional signs. (Item D1)

Wall signage variances requested include 208.27 square ft. of wall signage, 1,128 square ft. of design element, 223.40 square ft. of pump signage for an overall total of 1,559.67 square ft. of wall signage.

Ground signage variance requested include 2 pylon signs with 50.51 square ft. each of signage and 2 directional signs with 2.08 square ft. each of signage for a total of 105.18 square ft. of ground 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):** (b) One freestanding on-premise sign or advertising display of a size

not to exceed seventy-five (75) square feet shall be allowed in commercial business and industrial districts zoned 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.19 – Clearance:** All freestanding, projecting, and marquee signs shall have a clearance of ten (10) feet beneath the sign structure, excluding monument signs.

<b>13. PUBLIC HEARING:</b>	<b>APPLICANT: Abdulla Alysofi -USE-</b>
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.

**14. NEW BUSINESS**

**15. 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.**