



David Sophiea, Chairman
Roman Nestorowicz, Vice-Chairman
Paul Jerzy, Secretary
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William Clift
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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, September 24, 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: August 13, 2025, August 27, 2025 and September 10, 2025**

6. PUBLIC HEARING: **APPLICANT: Martin Jones**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 21735 Ehlert
LEGAL DESCRIPTION: 13-36-177-034
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain setback of the front porch to within 21' of the front property line and 22' of the sidewalk.
Section 7.05 – Front Yard: Each lot in R-1-C districts shall have a front yard of not less than twenty-five (25) feet.

7. PUBLIC HEARING: **APPLICANT: Ralph and Diane Marchione**
REPRESENTATIVE: Ralph Marchione
COMMON DESCRIPTION: 30122 Cousino
LEGAL DESCRIPTION: 13-08-251-019
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Allow 2 detached accessory structures.
 - 2) Allow accessory structures to not be placed against any other accessory structure.
- Total combined accessory structure floor area of 651 square ft., which includes a 411 square ft. attached garage does not exceed the allowable 700 square ft.

ORDINANCES and REQUIREMENTS:

Section 4.20 (a) – Detached Accessory Buildings: 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: (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.

8. PUBLIC HEARING:	APPLICANT: City of Warren – Tom Bommarito -USE-
REPRESENTATIVE:	Hunter Manikas
COMMON DESCRIPTION:	23157 Van Dyke
LEGAL DESCRIPTION:	13-28-484-027
ZONE:	C-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Construct a building 0’ from the north property line along Continental Avenue.
- 2) Construct a building 0’ from the east property line along Van Dyke Avenue.
- 3) Construction a building 0’ from the south property line along Paige Avenue.
- 4) Allow a residential use in a C-2 zoning district. **USE**
- 5) Construct a three-story building in C-2 zoning district.
- 6) Allow a parking lot 5’ from the front property line along Continental Avenue.
- 7) Waive 24 required parking spaces.

ORDINANCES and REQUIREMENTS:

Section 14.06 – Front Yard For Commercial Buildings: A front yard set-back of fifteen (15) feet shall be provided for commercial buildings, measuring from the right-of-way line proposed by the Master Thoroughfare Plan of the City of Warren.

Section 14.07 – Side Yards On Interior Lot Lines: ... If windows or opening are provided, a side yard of not less than ten (10) feet shall be provided.

Section 14.08 – Side Yards on the Street Side of Corner Lots: The width of a side yard abutting upon a street shall be not less than fifteen (15) feet when rear yards abuts rear yards. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall be not less than twenty-five (25) feet.

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: (a) All uses permitted in C-1 Districts, except dwellings for one-family, two-family and multiple-family in which the occupants primarily make their home twelve (12) months out of each year. This is not intended to exclude over-night, weekly or monthly transient living quarters.

Section 14.03 – Building Height: No building hereafter erected or altered in C-2 Districts, shall exceed thirty-five (35) feet or two (2) stories in height, except as provided in Article XIX of this ordinance.

Section 8.05 – Front Yard: Each lot in R-1-P Districts shall have a front yard not less than twenty-five (25) feet in depth.

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 table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (2) Multiple dwellings and efficiency apartments. Two (2) parking spaces per dwelling unit. Where community or recreating type building has been included within the site plan there shall be provided one off-street parking space for each fifty (50) square feet of floor area for said building. (18) Medical or dental clinics. One (1) parking space for each one hundred fifty (150) square feet of gross floor area.

9.	PUBLIC HEARING:	APPLICANT: Paslin – Richard Burzynski
	REPRESENTATIVE:	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 12' x 36' (432 square ft.) wall sign on the east elevation of the building and retain a 24" x 24' (48 square ft.) existing wall sign on the east elevation for a total of 480 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.

10.	PUBLIC HEARING:	APPLICANT: Mohammad Fokhrul Islam
	REPRESENTATIVE:	Moneer Alhawal
	COMMON DESCRIPTION:	2870 Fourteen Mile
	LEGAL DESCRIPTION:	13-06-201-031
	ZONE:	O

VARIANCES REQUESTED: Permission to

- 1) Allow a community center on a property with a 98.2' lot width.
- 2) Allow a community center in an existing building with a 24.6' front setback.
- 3) Allow a community center in an existing building with a 11.2' setback to the west side property line and a 8.5' setback to the east side property line.

ORDINANCES and REQUIREMENTS:

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 standards set forth in Section 22.14(b)(1) and upon compliance with the following minimum requirements: (2) That the size of the site shall be a minimum of one-half (1/2) acre, shall have a lot width of not less than one hundred (100) feet and a lot depth of not less than two hundred (200) feet. (8) Every building

shall have a front yard of not less than thirty (30) feet. If a circular drive is proposed in the front yard, a distance equal to the width of the drive shall be added to the front yard setback. (9) Every building shall have two (2) side yards of not less than twenty (20) feet each.

11. PUBLIC HEARING:	APPLICANT: Kamal Nona
REPRESENTATIVE:	Karim Yousif
COMMON DESCRIPTION:	5650 Ten Mile
LEGAL DESCRIPTION:	13-29-228-002
ZONE:	M-1

VARIANCES REQUESTED: Permission to

- 1) Allow a collision shop to within 163' of a residential zoning district.
- 2) Waive 2 required parking spaces.

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...

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 table, and the space, so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. (20) ... Personal service shops required one (1) parking space for each five hundred (500) square feet of floor area.

12. PUBLIC HEARING:	APPLICANT: Justin Kallo
REPRESENTATIVE:	Michael Beydoun
COMMON DESCRIPTION:	5649 Eight Mile
LEGAL DESCRIPTION:	13-32-481-034
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Construct a new building 11' from the center of the alley onto the north side of property.
- 2) Construct a new building to the west property line.
- 3) Allow parking and maneuvering lanes to the east property line along Syracuse.
- 4) Allow parking and maneuvering lanes to the front property line along Eight Mile.
- 5) Waive both the required 8' wide greenbelt and 6' high concrete wall.

ORDINANCES and REQUIREMENTS:

Section 17.02 (b) – Industrial Standards: Side and rear yards. 20' each required for M-2.

Section 17.02 (a) – Industrial Standards: Front yards. 25' required for M-2.

Section 17.02 (c) – Industrial Standards: Greenbelt. Along all zoning district boundary lines which border on a more restrictive zoning district. Along all street property lines but may be omitted along the front yard when the front yard is landscaped. 8' wide as per Section 2.26 for M-2.

Section 2.26 (a) – Greenbelt: An eight (8) foot greenbelt shall be a solid planting strip composed of evergreen trees spaced not more than twenty (20) feet apart and not less than one (1) row of evergreen shrubs, spaced not more than five (5) feet apart and which are at least

five (5) feet or more in height after one (1) full growing season after planting, and which shall be planted and maintained in a healthy growing conditions by either the occupant or owner of the property. A decorative masonry wall, not more than six (6) feet in height and not less than eight (8) inches in thickness may be substituted for either of the above greenbelts, upon approval of the Planning Direction, and shall be maintained in an attractive condition and structurally sound.

13. NEW BUSINESS

14. 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.