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Zoning Board of Appeals
Office of the City Council
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Warren, MI 48092
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**A Regular Meeting of the Zoning Board of Appeals
Wednesday, November 12, 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 27, 2025, September 10, 2025, September 24, 2025 and October 8, 2025.**

6. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc. – Kalven Hermiz**
-USE-

(Rescheduled from 8/13/2025 and 10/8/2025)

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) Retain the parking within the Groesbeck front setback.
- 4) Waive 5 required parking spaces.
- 5) Allow an 11' maneuvering lane to the two southern most parking spaces.
- 6) Allow one 8' parking space in the south end of parking lot.

- 7) 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 table, 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 4.32 (i) – Off-Street Parking Requirements: ... All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions: 90 degree parking spaces are required to be 9' wide, 20' long with a 20' maneuvering lane.

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.

7. PUBLIC HEARING:	APPLICANT: Robert Bahnke
REPRESENTATIVE:	Same as above.
COMMON DESCRIPTION:	3020 Thirteen Mile
LEGAL DESCRIPTION:	13-07-201-029
ZONE:	R-1-A

VARIANCES REQUESTED: Permission to

Construct a 30' x 50' (1,500 square ft.) garage.

Petitioner has applied for a lot combination of parcels 12-13-07-201-029, 12-13-07-201-030 and 12-13-07-201-031 with the Planning Department.

ORDINANCES and REQUIREMENTS:

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) Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed

not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

8. PUBLIC HEARING: **APPLICANT: Roman Kravets**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 28630 Norwood
LEGAL DESCRIPTION: 13-18-226-035
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a 12' x 24' (288 square ft.) shed in addition to a 828 square ft. attached garage for a total of 1,116 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

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

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 the 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.

9. PUBLIC HEARING: **APPLICANT: FS Signs/Signature Brand Management**
REPRESENTATIVE: Frank or Fran Emmanuel
COMMON DESCRIPTION: 22665 Ryan
LEGAL DESCRIPTION: 13-31-227-038
ZONE: M-1

VARIANCES REQUESTED: Permission to

Install a 83.65 square ft. wall sign on the east elevation of the building in addition to the previously permitted 40 square ft. wall sign on the north elevation, for a total of 123.65 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.35 (C) – 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.

10. PUBLIC HEARING: **APPLICANT: Fastsigns of Sterling Heights**
REPRESENTATIVE: Andy Batti
COMMON DESCRIPTION: 2243 Twelve Mile
LEGAL DESCRIPTION: 13-07-351-046
ZONE: C-2

VARIANCES REQUESTED: Permission to

Install a 45" x 152" (47.5 square ft.) wall sign and a 24" x 356" (59.33 square ft.) wall sign for a total of 106.83 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.

11. PUBLIC HEARING: **APPLICANT: Tom Skonieczka**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 20740 Bartholomaei
LEGAL DESCRIPTION: 13-31-481-002
ZONE: M-2

VARIANCES REQUESTED: Permission to

Waive ingress and egress to the existing detached garage of a non-conforming residence on a M-2 property.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements: In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided and maintained as herein prescribed.

(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), 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.

12. PUBLIC HEARING: **APPLICANT: Leo Huantes**
REPRESENTATIVE: Rev. Hoang C. Lam
COMMON DESCRIPTION: 26262 Ryan
LEGAL DESCRIPTION: 13-20-152-003
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain vehicular access to Eureka Drive.
- 2) Waive the 6' wall and 8' greenbelt along the parking lot areas located at the north and south property lines abutting residential uses and to waive modified screening.
- 3) Allow 90 degree parking spots to be no less than 17.7' in length and 8.9' in width.

- 4) Allow parallel parking spots to be no less than 7.6' wide and a one way parallel parking maneuvering lane to no less than 10.2' wide.

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:

(4) That all vehicular access to and from the permitted uses shall be on a major thoroughfare or collector street.

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

Section 4.32 (i) – Off-Street Parking Requirements: 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	Width	Length	Length of Maneuvering Lane
90 degree	9'	22'*	22'
60 degree	9'	20'*	20'
45 degree	9'	19'*	17'
Parallel	12'*	20'	15' one-way 20' two-way

All spaces that abut a common property line where a continuous curb is not required shall provide one protective bumper curb per parking space. Said bumper curb shall be placed no closer than five feet from the property line.

All spaces that do not abut a continuous curb required in accordance with Section 16.07 or a common property line shall be laid out in the following dimensions:

Type	Width	Length	Length of Maneuvering Lane
90 degree	9'	20'*	22'
60 degree	9'	18'*	20'
45 degree	9'	17'*	17'
Parallel	10'*	20'	15' one-way 20' two-way

*Measured from the front of the stall on a perpendicular line.

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| 13. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: K&S Investment
Caren Burdi
11430 Kaltz
13-27-276-007
MZ, M-2, P |
|---|---|

VARIANCES REQUESTED: Permission to

Retain a 14.8' maneuvering lane along the east property line.

ORDINANCES and REQUIREMENTS:

Section 4.32 – Off-Street Parking Requirements: Maneuvering lane requirement is 20' for a two-way lane.

14. PUBLIC HEARING:**APPLICANT: Mohammad Siddique – Center for
Dawah and Research**

REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 5491 Twelve Mile
LEGAL DESCRIPTION: 13-08-476-002
ZONE: C-2

VARIANCES REQUESTED: Permission to

- 1) Waive both the 8' wide greenbelt and 6' high concrete wall that is required along the north property line.
- 2) Construct a building addition to the east 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:

- (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 or is adjacent to an alley which abuts a residential district or residential use.
- (9) Every building shall have two (2) side yards of not less than twenty (20) feet each.

15. PUBLIC HEARING:**APPLICANT: Joseph Tringale**

REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 22755 Groesbeck
LEGAL DESCRIPTION: 13-35-201-003
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Allow 8,044 square ft. of open storage when the gross floor area of the primary structure on the site is 1,800 square ft.
- 2) Waive the requirement that open storage areas shall be screened from public streets for the open storage areas indicated as areas B, C and D on the site plan.
- 3) Allow open storage to the north and east property lines.
- 4) Allow a 15.20' wide two-way maneuvering lane behind the building along the west property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (s) – Industrial Standards: ... The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on seventy-five (75) feet to the front property line...

Section 4.32 (I) – Off-Street Parking Requirement: 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: 20' maneuvering lane required.

16. NEW BUSINESS

17. 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.