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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, October 8, 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: August 13, 2025, August 27, 2025, September 10, 2025 and September 24, 2025.**
6. PUBLIC HEARING:  
REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:  
**APPLICANT: Kassem Zaher**  
Same as above.  
11415 Irene  
13-10-428-029  
R-1-C

**VARIANCES REQUESTED: Permission to**

Retain widened portion of concrete driveway in front setback 6' 2" from the east corner of garage towards the east property line.

**Section 4.06 – Yard-Use:** 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.

## 7. PUBLIC HEARING:

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

(Rescheduled from 8/13/2025)

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.

8. PUBLIC HEARING: **APPLICANT: Wade McGee**  
REPRESENTATIVE: Dylan Forguson  
COMMON DESCRIPTION: 2162 Otter  
LEGAL DESCRIPTION: 13-06-352-010  
ZONE: R-1-B

**VARIANCES REQUESTED: Permission to**

- 1) Allow a 14' x 20' (280 square ft.) shed.
- 2) Allow a total of 900 square ft. of accessory structure floor area, which includes the 440 square ft. attached garage, 180 square ft. covered rear patio and the 280 square ft. proposed shed.

**ORDINANCES and REQUIREMENTS:**

**Section 4.20 (a) – Detached Accessory Building:** ... 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 ft.

**Section 5.01 (l) – Uses Permitted:** ... All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

9. PUBLIC HEARING: **APPLICANT: Jackson White**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 30654 Campbell  
LEGAL DESCRIPTION: 13-10-204-011  
ZONE: R-1-B

**VARIANCES REQUESTED: Permission to**

- 1) Construct a 18' x 20' (360 square ft.) shed.
- 2) Allow the proposed shed to be 6' behind existing garage.
- 3) Allow a total of 904 square ft. of accessory structure floor area, including the 480 square ft. existing garage, the 64 square ft. sunroom, and the proposed 360 square ft. shed.

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

10. PUBLIC HEARING: **APPLICANT: Bazo Construction**  
REPRESENTATIVE: Sarah Mheisen  
COMMON DESCRIPTION: 22901 Mound  
LEGAL DESCRIPTION: 13-32-227-001  
ZONE: M-2

**VARIANCES REQUESTED: Permission to**

Install new signage as follows:

- 1) A 24.13 square ft. Sign on the north elevation of the canopy, a 15.29 square ft. sign on the east elevation of the canopy and a 15.29 square ft. sign on the west elevation of the canopy for a total of 54.71 square ft. of wall signage on the canopy.
- 2) 761.29 square ft. of design element on the canopy.
- 3) 43.02 square ft. per regular pump, on 5 pumps for a total of 215.10 square ft.
- 4) 13.74 square ft. on 1 diesel pump.

Total of 1,044.84 square ft. of wall signage requested, in place of previous variances for wall signage related to the gas station operation.

**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.

<b>11. PUBLIC HEARING:</b>	<b>APPLICANT: Bazo Construction</b>
REPRESENTATIVE:	Sarah Mheisen
COMMON DESCRIPTION:	7031 Nine Mile
LEGAL DESCRIPTION:	13-28-460-009
ZONE:	C-2

**VARIANCES REQUESTED: Permission to**

Install new signage as follows:

- 1) A 24.13 square ft. wall sign on the south elevation of the canopy, a 15.29 square ft. wall sign on the east elevation of the canopy and a 15.29 square ft. wall sign on the west elevation of the canopy for a total of 54.71 square ft. of wall signage on the canopy.
- 2) 863.29 square ft. of design element on the canopy.
- 3) 43.02 square ft. of signage per regular gas pump, on 4 pumps (172.08 square ft.), 13.74 square ft. of signage per diesel and E85 pumps, on 2 pumps (27.48 square ft.) and 7.04 square ft. of signage on the racing fuel pump for a total of 206.6 square ft. of signage on the 7 pumps.
- 4) Also to retain the previously granted 380 square ft. of design element on building with 47.25 square ft. of signage on it.

Total wall signage requested is 1,124.60 square ft., in addition to the previously granted 380 square ft. of design element and 47.25 square ft. of sign on the building for an overall total of 1,551.85 square ft. of wall signage, in place of previous variances granted for 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.

**12. PUBLIC HEARING:** **APPLICANT: Mark Cicchini**  
**REPRESENTATIVE:** Jeffrey Graham  
**COMMON DESCRIPTION:** 14000 and 13970 Ten Mile  
**LEGAL DESCRIPTION:** 13-25-102-003 and 13-25-102-002  
**ZONE:** M-2

**VARIANCES REQUESTED: Permission to**

- 1) Allow open storage, parking, maneuvering lane, hard surfacing and existing fence to the front property line. Site plan indicates barbed wire to be removed and opaque strips to be added to fencing.
- 2) Retain front setback of 19.3' for the existing non-conforming building.
- 3) Allow open storage and maneuvering lanes on a gravel surface.
- 4) Allow a total of 22,620 square ft. of open storage, exceeding allowable open storage by 19,225.50 square ft. on a site which the building is 6,789 square ft. of floor area.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 (s) – Industrial Standards – Open Storage Other Than Junk:** ... 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 the site... In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line...

**Section 17.02 (a) – Industrial Standards – Front Yards:** Item (2). In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

**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.

**Section 4D.08 – Fences:** Fences, walls and landscape screens in front yard between building line and front property line. No fence, wall or landscape screen shall be constructed between the established building line and the front property line...

**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.**