

Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
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, December 10, 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: September 24, 2025 and November 12, 2025.**
6. PUBLIC HEARING:

REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE:

APPLICANT: Fastsigns of Sterling Heights
(Rescheduled from 11/12/2025)
Andy Batti / Caren Burdi
2243 Twelve Mile
13-07-351-046
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.

7. PUBLIC HEARING: **APPLICANT: Deborah Gaither**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11821 Timken
LEGAL DESCRIPTION: 13-26-303-025
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain a 10' x 12' (120 square ft.) shed, 16' behind a proposed 22' x 30' (660 square ft.) garage for a total of 780 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:

Section 4.20 – Paragraph (a) Item 3 – Detached Accessory Buildings: 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.

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.

8. PUBLIC HEARING: **APPLICANT: Hector Leon**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 14668 Alger
LEGAL DESCRIPTION: 13-12-252-006
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

1) Retain 54" of driveway widened beyond the east garage building line and 48" beyond the west garage building line for an overall driveway width of 28'.

2) Retain 30' 6" x 18' + 10' x 10' (649 square ft.) gazebo attached to the house, in addition to a 10' x 10' (100 square ft.) shed and 410 square ft. attached garage for a total of 1,159 square ft. of accessory structure floor area.

3) Waive the required ratwall for the gazebo.

ORDINANCES and REQUIREMENTS:

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.

Section 4.20 (a): Detached accessory buildings.

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.

5. That all accessory structures, excluding garages, will not exceed a total of 120 square feet.

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

9. PUBLIC HEARING: **APPLICANT: City of Warren**
REPRESENTATIVE: Bob Weidner
COMMON DESCRIPTION: 21916 Panama
LEGAL DESCRIPTION: 13-32-276-013 (North half of Lot 31 – Parcel A)
Parcel split in process.
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a single family residence on a 50' wide lot in a R-1-C zoning district.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9,000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

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| 10. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:

ZONE: | APPLICANT: City of Warren
Bob Weidner
21916 Panama
13-32-276-013 (South half of Lot 31 – Parcel B)
Parcel split in process.
R-1-C |
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VARIANCES REQUESTED: Permission to

Construct a single family residence on a 50' wide lot in a R-1-C zoning district.

ORDINANCES and REQUIREMENTS:

Section 7.03 – Lot Area: A one (1) family dwelling in R-1-C districts, together with accessory buildings, hereafter erected, shall be located on a lot having an area of not less than nine thousand (9,000) square feet and a lot width of not less than sixty (60) feet; provided, however, when a community water and sewer system is provided, the lot area shall not be less than seventy-two hundred (7,200) square feet and with a width of not less than sixty (60) feet.

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| 11. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Melvin Hudson
Cindy Lamb
8425 Twelve Mile
13-10-378-003
MZ, P, C-1 |
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VARIANCES REQUESTED: Permission to

Waive a total of 48 parking spaces. (Relinquishing previous parking variances that were granted on 9/13/1967 and 2/12/1969.)

ORDINANCES and REQUIREMENTS:

Section 4.32 – Paragraph (h) Item 19 (a): Off-street parking requirements. Banks, business or professional offices: One (1) parking space for each two hundred (200) square feet of gross floor area.

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| 12. PUBLIC HEARING:
REPRESENTATIVE:
COMMON DESCRIPTION:
LEGAL DESCRIPTION:
ZONE: | APPLICANT: Steven Savich
Same as above.
26837 Ryan
13-19-228-009
MZ, C-1, P |
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VARIANCES REQUESTED: Permission to

Retain 12' x 28' (336 square ft.) painted mural wall signage on the east elevation, in addition to the permitted 40 square ft. wall sign for a total of 376 square ft. of wall signage.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: For purpose of this ordinance, the following signs as listed shall be defined as follows:

24. Mural. A picture painted directly on a wall and shall be considered a painted wall sign for the purpose of this ordinance.

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.

13. PUBLIC HEARING:	APPLICANT: Dennis Bostick
REPRESENTATIVE:	Lisa Baker
COMMON DESCRIPTION:	32900 Dequindre Ste A
LEGAL DESCRIPTION:	13-06-101-027
ZONE:	M-2

VARIANCES REQUESTED: Permission to

- 1) Install a 50.27 square ft. wall sign on the west elevation and a 50.27 square ft. wall sign on the north elevation for a total of 100.54 square ft. of wall signage.
- 2) Install a 61.5 square ft. monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the sidewalk along Dequindre Road.
- 3) Install a second 61.5 square ft. monument sign that is 9' 11" high, contains an electronic message center that is 4' x 8' (43% of the total permitted free standing sign area) to within 2' of the property line along Fourteen Mile.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: For purpose of this ordinance, the following signs as listed shall be defined as follows:

22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.27 – Electronic Message Center: In addition to other applicable zoning requirements, a responsible party shall comply with all of the following electronic message center requirements:

(b) Except a property where a business has a valid State of Michigan Motor Fuels Retail Outlet License, the digital display area of an electronic message center does not exceed 25% of the total permitted free standing sign area.

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 one hundred and fifty (150) square feet shall be allowed in industrial districts zoned M-3 and M-4.

(c) Total wall signage of a size not to exceed one hundred and fifty (150) square feet shall be allowed for each building in industrial districts.

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.