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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, February 11, 2026 at 7:00 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 Meeting of January 14, 2026 and Special Meeting of January 28, 2026.**
6. PUBLIC HEARING:  

REPRESENTATIVE:  
COMMON DESCRIPTION:  
LEGAL DESCRIPTION:  
ZONE:

**APPLICANT: Global Sign and Awning**  
(Rescheduled from 1/14/2026)  
Ayad Sitto  
13625 Twelve Mile  
13-12-353-020  
MZ, C-1, P

**VARIANCES REQUESTED: Permission to**

Retain a ground sign with an overall height of 17.4', a 9.39' under clearance; overall sign area of 96" x 96" (64 square ft.) which includes a 3' x 8' (24 square ft.) electronic message center setback 6' from the sidewalk in place of previous variance for ground signage dated 8/22/2012.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.17 – Setbacks:** The following setback regulations shall apply to signs located in all zoning districts: (b) All freestanding or ground signs shall be set back from the right-of-way line a minimum distance equal to the height of the sign.

**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.

**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.

7. PUBLIC HEARING: **APPLICANT: Joseph Tringale**  
(Rescheduled from 11/12/2025)  
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 sur-faced 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.

8. PUBLIC HEARING: **APPLICANT: National Construction Rentals -USE-**  
(Rescheduled from 1/14/2026)  
REPRESENTATIVE: Mark Royer  
COMMON DESCRIPTION: 22586 Ryan  
LEGAL DESCRIPTION: 13-32-101-013  
ZONE: MZ, M-1, R-1-P, R-1-C

**VARIANCES REQUESTED: Permission to**

- 1) Install a temporary 12' high wire fence with windscreen, inside of the concrete wall along the east property line to provide visual relief until green space matures for a period of 1 year from the time of planting.
- 2) Exceed the allowed 445 square ft. of open storage to a property that has a 890 square ft. primary structure by 15,072 square ft. for a total of 15,517 square ft. of open storage with 14,658 square ft. of it to be stored on a non-hard surface.
- 3) Allow open storage in the east 125' of the property which is zoned R-1-P and R-1-C on a non-hard surface. **USE**
- 4) Retain a 24' x 315' gravel maneuvering lane on the east side of the property.

**ORDINANCES and REQUIREMENTS:**

**Section 4D.32 – Specifications for Residential Areas:** All fences in residential areas shall be of an ornamental type. Fences in residential areas shall not exceed four (4) feet in height and may be constructed of either metal, iron, chain link, wire, ornamental aluminum, vinyl or solid material construction such as wood, brick or masonry, except privacy fences allowed as provided in Section 4D.33 may not exceed six (6) feet in height.

**Section 17.02(S) – Industrial Standards, Open Storage Other Than Junk:** ... the designated area shall always be hard surfaced... the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure...

**Section 7.01 – Uses Permitted:** Open storage is not a permitted use in R-1-C zoning districts.

**Section 8.01 – Uses Permitted:** Open storage is not a permitted use in R-1-P zoning districts.

**Section 4.32(K) – Off-Street Parking Requirements:** ... shall be hard surfaced with concrete or plant-mixed bituminous material (base may be stabilized gravel or equivalent) ...

9. PUBLIC HEARING: **APPLICANT: Julian Djordjeski**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 22815 Le Fever  
LEGAL DESCRIPTION: 13-32-102-019  
ZONE: R-1-P

**VARIANCES REQUESTED: Permission to**

Construct a second floor addition to a residential dwelling with a non-conforming front setback that is no closer than 24' to the front (east) property line and the existing front porch no closer than 15' 3" from the front (east) property line.

**ORDINANCES and REQUIREMENTS:**

**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.

10. PUBLIC HEARING: **APPLICANT: Albert Tiano**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 32433 Cambridge  
LEGAL DESCRIPTION: 13-02-131-015  
ZONE: R-1-B

**VARIANCES REQUESTED: Permission to**

Retain the widened portion of driveway 9' from the edge of the garage towards the north property line in the front yard.

**ORDINANCES and REQUIREMENTS:**

**Section 4.06 – Yard Use:** No part of any required yard, except a rear yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. 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.

11. PUBLIC HEARING: **APPLICANT: Zaid Arabo**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 8360 Thirteen Mile  
LEGAL DESCRIPTION: 13-10-126-001 and 13-10-126-002  
(Lot combination in progress)  
ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Retain the existing front setback of 29' 1-1/4" for a religious center.

**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:

(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.

12. PUBLIC HEARING: **APPLICANT: Assaad Sobh -USE-**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 32480 Mound STE 2  
LEGAL DESCRIPTION: 13-04-103-007  
ZONE: PB

**VARIANCES REQUESTED: Permission to -USE-**

Perform the C-2 use of a photography business in a PB zoning district. **USE**

**ORDINANCES and REQUIREMENTS:**

**Section 12.01 – Use Regulations:** Photography business is not a permitted use in a PB zoning district. Refer to Section 14.01(d).

**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: (d) ... Photographic reproduction...

13. PUBLIC HEARING: **APPLICANT: Mark Giannini and Zouhair Kasha**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 3930 Ten Mile  
LEGAL DESCRIPTION: 13-30-227-003  
ZONE: M-2

**VARIANCES REQUESTED: Permission to**

- 1) Retain existing building to within 15' of the front setback along Ten Mile Road.
- 2) Allow open storage on non-hard surface.
- 3) Allow 2,240 square ft. of open storage on a property where the primary structure on the site is 2,880 square ft.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02 (a) – Industrial Standards – Front Yards:** A front yard setback of 50' is required in M-2 zones on a major thoroughfare.

**Section 17.02 (s) – Industrial Standards – Open Storage Other Than Junk:** ... The designated area shall always be hard surfaced ... the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

14. PUBLIC HEARING: **APPLICANT: IBB Petroleum Services Inc -USE-**  
REPRESENTATIVE: Arafat and Fawzi Algahim  
COMMON DESCRIPTION: 21350 Ryan  
LEGAL DESCRIPTION: 13-32-301-016  
ZONE: MZ, M-1, R-1-C

**VARIANCES REQUESTED: Permission to -USE-**

- 1) Allow 1,623 square ft. of open storage in a R-1-C zoning district. **USE**
- 2) Allow a total of 2,900 square ft. of open storage on a property where the gross floor area of the primary structure is 5,610 square ft.

**ORDINANCES and REQUIREMENTS:**

**Section 7.01 – Uses Permitted:** Open storage is not a permitted use in R-1-C zoning districts.

**Section 17.02 (s) – Industrial Standards – Open Storage Other Than Junk:** ... The designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

15. PUBLIC HEARING: **APPLICANT: Britt Dresser**  
REPRESENTATIVE: Brian Liming  
COMMON DESCRIPTION: 12500 Nine Mile  
LEGAL DESCRIPTION: 13-35-127-006  
ZONE: MZ, M-2, M-3

**VARIANCES REQUESTED: Permission to**

Construct a 21' x 16' (336 square ft.) shed, 9' in height to within 3' 5" of the front property line along Nine Mile Road to house required fire suppression system pump.

**ORDINANCES and REQUIREMENTS:**

**Section 17.02(a) – Industrial Standards – Front Yards:** A front yard setback of 50' is required in M-2 zones on a major thoroughfare.

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.