



Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
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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, January 14, 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, 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: November 12, 2025 and December 10, 2025.**
6. PUBLIC HEARING:

REPRESENTATIVE:	APPLICANT: Steven Savich
COMMON DESCRIPTION:	(Rescheduled from 12/10/2025)
LEGAL DESCRIPTION:	Same as above.
ZONE:	26837 Ryan
	13-19-228-009
	MZ, C-1, P

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.

7. PUBLIC HEARING: **APPLICANT: Dennis Bostick**
 (Rescheduled from 12/10/2025)
 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 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.
- 2) 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 ling 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.

8. PUBLIC HEARING: **APPLICANT: Image 360 – Robert Dempster**
 REPRESENTATIVE: Robert Dempster
 COMMON DESCRIPTION: 26225 Sherwood
 LEGAL DESCRIPTION: 13-21-151-038
 ZONE: C-3

VARIANCES REQUESTED: Permission to

Install a 40" x 144" (40 squar4e ft.) wall sign on the north elevation in addition to a previously approved 40 square ft. wall sign on the east elevation for a total of 80 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.

9. PUBLIC HEARING: **APPLICANT: Mary Jane’s Friends & Co.**
 REPRESENTATIVE: Krys Wdowiak
 COMMON DESCRIPTION: 13647 Ten Mile
 LEGAL DESCRIPTION: 13-24-352-044
 ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

- 1) Retain a 12’ x 4’ (48 square ft.) wall sign.
- 2) Retain verbiage on wall sign that advertises a marihuana business.

ORDINANCES and REQUIREMENTS:

Section 4A.14 – Prohibited Signs: The following types of signs are prohibited in all districts, unless it is a public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative: (p) A sign, visible from a public right-of-way, advertising Caregiver operations or marihuana business, except retail establishments and provisioning center facilities.

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: Global Sign and Awning**
 REPRESENTATIVE: Ayad Sitto
 COMMON DESCRIPTION: 13625 Twelve Mile
 LEGAL DESCRIPTION: 13-12-353-020
 ZONE: 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.

11. PUBLIC HEARING: **APPLICANT: Cavaliere Companies**
 REPRESENTATIVE: Lorenzo Cavaliere
 COMMON DESCRIPTION: 30300 Hoover
 LEGAL DESCRIPTION: 13-11-160-001 and 13-11-160-002
 ZONE: MZ, O, P

VARIANCES REQUESTED: Permission to

Retain parking to within 20' of front property line.

ORDINANCES and REQUIREMENTS:

Section 13A.07 (a) – Front Yards: In O Districts, every building shall have a front yard of not less than thirty (30) feet.

- 12. PUBLIC HEARING: **APPLICANT: Alina Koshelevska -USE-**
- REPRESENTATIVE: Assad Sobh
- COMMON DESCRIPTION: 32480 Mound Ste 3
- LEGAL DESCRIPTION: 13-04-103-007
- ZONE: PB

VARIANCES REQUESTED: Permission to -USE-

Perform the C-2 use of permanent makeup in a PB zoning district.

ORDINANCES and REQUIREMENTS:

Section 12.01 – Use Regulations: Tattooing is not a permitted use in a PB zoning district. Refer to Section 14.01(e).

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: (e) ... tattoo parlors.

- 13. PUBLIC HEARING: **APPLICANT: Mirsad Zecevic**
- REPRESENTATIVE: Hisham Turk
- COMMON DESCRIPTION: 27643 Schoenherr
- LEGAL DESCRIPTION: 13-14-430-032
- ZONE: PB

VARIANCES REQUESTED: Permission to

Construct two minarets (religious symbolic towers) in the front setback that are 4' x 4' at the base, 30' in height and to within 26' of the front property line along Schoenherr.

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 within 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.

Section 12.06 – Front Yards: In PB Districts, every building, for use other than residential, shall have a front yard not less than twenty-five (25) feet.

- 14. PUBLIC HEARING: **APPLICANT: My Granite Company LLC Kelly Jones**
- REPRESENTATIVE: Tim Storey
- COMMON DESCRIPTION: 14230 Eleven Mile
- LEGAL DESCRIPTION: 13-24-126-039
- ZONE: M-3

VARIANCES REQUESTED: Permission to

Retain a 33.04' front setback on an existing building located in an M-3 zoning district.

ORDINANCES and REQUIREMENTS:

Section 17.02(A) – Industrial Standards: Each lot in M-3 districts shall have a front yard of not less than 150'.

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| 15. PUBLIC HEARING: | APPLICANT: National Construction Rentals Inc-USE- |
| 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 -USE-

- 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) ...

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.