



Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
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Garry Watts, Asst. Secretary
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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, April 8, 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 of February 11, 2026 and March 11, 2026.**
6. PUBLIC HEARING:

REPRESENTATIVE:	APPLICANT: Joseph Tringale
COMMON DESCRIPTION:	(Rescheduled from 11/12/2025 and 2/11/2026)
LEGAL DESCRIPTION:	Same as above.
ZONE:	22755 Groesbeck
	13-35-201-003
	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 (l) – 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.

7.	PUBLIC HEARING:	APPLICANT: Suravi Banik
	REPRESENTATIVE:	Mohammad Aziz
	COMMON DESCRIPTION:	8310 Dodge
	LEGAL DESCRIPTION:	13-34-107-026
	ZONE:	R-1-P

VARIANCES REQUESTED: Permission to

- 1) Retain front setback to within 16’ of the north property line along Dodge in order to restore a non-conforming residence with fire damages over 60% of its valuation.
- 2) Retain 870 square ft. of overall accessory structure floor area, which includes a 529 square ft. garage with a 115 square ft. addition, a 190 square ft. shed attached to the side of it (outside of the side building lines of the principal building and up to the edge of the rear easement), as well as a 36 square ft. covered porch.

ORDINANCES and REQUIREMENTS:

Section 4.17 (b) – Non-Conforming Uses: Non-conforming use-restoration. Nothing in this ordinance shall prevent the restoration, repairing, or rebuilding of any non-conforming building or structure damaged to the extent of sixty (60) percent or less of its valuation by fire, explosion, act of God, or any act of the public enemy, subsequent to the effective date of this Ordinance, or shall prevent the continuance of the use of such building or part thereof, as such use existed at the time of such impairment of such building or part thereof.

Section 4.20 (a) – Detached Accessory Buildings: Such buildings shall conform to, and shall not project beyond, the existing side building lines of the principal building on the lot and shall be one (1) foot from the edge of any easement.

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.

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.

8.	PUBLIC HEARING:	APPLICANT: Warren Lions Club
	REPRESENTATIVE:	Al Lindsey
	COMMON DESCRIPTION:	3001 Thirteen Mile
	LEGAL DESCRIPTION:	13-06-402-002
	ZONE:	R-1-A

VARIANCES REQUESTED: Permission to

Conduct the Warren Lions City Fair as follows:
Wednesday June 17th 4:00pm to 11:00pm

Thursday June 18th 4:00pm to 11:00pm
 Friday June 19th 4:00pm to 11:00pm
 Saturday June 20th 1:00pm to 11:00pm
 Sunday June 21st 1:00pm to 10:00pm

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Permit circuses, fairs, carnivals and similar uses in any district after approval by the Board of Appeals under the following conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

9. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #1 -USE-**
 REPRESENTATIVE: Nicole Agbay
 COMMON DESCRIPTION: 29010 Schoenherr
 LEGAL DESCRIPTION: 13-12-353-010, 13-12-353-027, 13-12-353-025
 ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Conduct a seasonal outdoor sales operation in a “P” district from March 31, 2026 through January 31, 2027 (788 square ft.) to no less than 16 ft. from the Schoenherr Road property line and 50 ft. from the north property line per site plan and same as last year. **USE**

ORDINANCES and REQUIREMENTS:

Section 4.52 (D) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

Section 16.01 – Uses Permitted: In all “P” districts, no land shall be used for any use other than automobile parking.

10. PUBLIC HEARING: **APPLICANT: Thrifty Florist of Warren #2**
 REPRESENTATIVE: Nicole Agbay
 COMMON DESCRIPTION: 30975 Ryan
 LEGAL DESCRIPTION: 13-07-227-013
 ZONE: C-1

VARIANCES REQUESTED: Permission to

Conduct a seasonal outdoor sales operation 20’ x 30’ (600 square ft.) from March 31, 2026 through January 31, 2027 to no less than 50 ft. from the Ryan Road property line and 45 ft. from the Thirteen Mile property line.

ORDINANCES and REQUIREMENTS:

Section 4.52 (D) – Standards for Temporary Outdoor Retail Sales Approval: No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

- 11. PUBLIC HEARING: **APPLICANT: Mojan Refaeishomali**
- REPRESENTATIVE: Blair Hollis
- COMMON DESCRIPTION: 3878 Jarvis
- LEGAL DESCRIPTION: 13-31-279-036
- ZONE: M-1

VARIANCES REQUESTED: Permission to
Aive 4 of the 16 required parking spaces for the proposed use.

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.

Paragraph (H): 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.

Item (22): All retail stores, martial arts and yoga studios, except as otherwise specified herein. One (1) parking space for each three hundred (300) square feet of gross floor area.

- 12. PUBLIC HEARING: **APPLICANT: Bazo Construction**
- REPRESENTATIVE: Sarah Mheisen
- COMMON DESCRIPTION: 32941 Mound
- LEGAL DESCRIPTION: 13-05-227-009
- ZONE: C-2

VARIANCES REQUESTED: Permission to
1) Allow (2) 36" x 100" (25 square ft.) signs on the canopy.
2) Allow 898 square ft. of design element on the canopy.

These two items are to replace only item #3 from variances granted on 7/26/1989, the other variances granted on 7/26/1989 will remain. Total canopy signage 948 square ft.

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.

- 13. PUBLIC HEARING: **APPLICANT: Ed Phillips / Phillips Sign & Lighting**
- REPRESENTATIVE: Ed Phillips
- COMMON DESCRIPTION: 26615 Ryan
- LEGAL DESCRIPTION: 13-19-228-036
- ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Install a 51.68 square ft. wall sign on the east elevation of the building.
- 2) Install a 35.49 square ft. wall sign on the north elevation of the building to replace the 53" x 53" (19.51 square ft.) wall sign that was granted as item #2 of the variances granted 8/13/2025.

In addition to a previously granted 9' x 22.6' (203 square ft.) mural sign on the south elevation. For a new total of 290.17 square ft. of wall signage and 32 square ft. of ground signage.

ORDINANCES and REQUIREMENTS:

Section 4A.31 – Signs Permitted in Residential Zones (R-1-A, R-1-B, R-1-C, R-2, R-3, R-3-A, R-4, R-5): The following signs are allowed in residential zones:

d) Permitted non-residential uses. One (1) freestanding and one (1) wall sign not to exceed thirty-two (32) square ft. in sign area for each sign for permitted non-residential uses including churches, synagogues, schools, libraries and parks.

14. PUBLIC HEARING:	APPLICANT: Sheetz Inc -USE-
REPRESENTATIVE:	Zoning Resources – Rebecca Green
COMMON DESCRIPTION:	2003 Twelve Mile
LEGAL DESCRIPTION:	13-07-351-021
ZONE:	MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow two 1' 7-5/8" x 8', 13.08 square ft. wall signs. One on the west elevation of the canopy and one on the south elevation of the canopy.
- 2) Allow two 1' 10" x 9', 16.50 square ft. wall signs. One on the west elevation of the building and one on the south elevation of the building.
- 3) Allow 12.48 square ft. valance signage area, 12.125 square ft. skirt signage area (24.6 square ft. total per gas pump) on 7 gas pumps for a total of 172.20 square ft. of pump signage.

Total of 231.36 square ft. of wall signage.

- 4) Allow a 20' high, 73.33 square ft. ground sign with a 13' under clearance in a P zoning district to within 15.05' of the west property line. **USE**
- 5) Install 290' 6" of exterior rope lighting around the top perimeter of the building.
- 6) Install 72' of exterior rope lighting under the perimeter of the 2 awnings at the entrances.
- 7) Install 416' 6" of exterior rope lighting under the perimeter of the gas canopy.

Total rope lighting 779 linear feet.

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.

Section 4A.14 (i): Prohibited signs. Signs in parking districts (P) greater than two (2) square feet in size.

Section 16.02 (e): Limitation of the use. No sign shall be erected upon such parking areas, except not more than one (1) sign at each entrance to indicate the operator, the purpose for which it is operated and/or the parking rates. All signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above nearest curb elevation and

shall be located entirely upon the premises, with no part of such sign extending beyond the property line.

Section 4A.17 (b): Setbacks. The following setback regulations shall apply to signs located in all zoning districts. 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.14 (c): Prohibited signs. Exterior rope lighting visible from the public right-of-way except temporary lighting and government signs.

- 15. PUBLIC HEARING: **APPLICANT: Ronald Englehart -USE-**
- REPRESENTATIVE: Joe Scott
- COMMON DESCRIPTION: 2277 Eleven Mile
- LEGAL DESCRIPTION: 13-18-376-002, 13-18-376-003 and 13-18-352-003
(Parcels shall be combined prior to site plan approval.)
- ZONE: O, P

VARIANCES REQUESTED: Permission to -USE-

Install solar arrays in an O Zoning district to within 30' of the front property line and allow up to 850 lineal feet of fencing between the front building line and the front property line around the solar arrays. **USE**

ORDINANCES and REQUIREMENTS:

Section 13A.01 (A) – Use Regulations in O Districts: In all O Districts, no building or land, except as otherwise provided in this ordinance, shall be erected or altered except for one (1) or more of the following uses:

6) Publicly owned buildings, and offices of public utility companies but not including storage yards, transformer stations, exchanges or substations.

Section 13.01 – Uses Permitted: In all C-1 districts no building or land, except as otherwise provided in this ordinance shall be erected or used except for one (1) or more the following uses:

(f) Publicly owned buildings, public utility buildings, telephone exchange buildings, gas regulator stations, transformer stations and substation with service yards but without storage yards, water and sewerage pumping stations.

Section 4D.08 – 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.

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.