



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, April 22, 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, March 11, 2026 and April 8, 2026.**

6. PUBLIC HEARING: **APPLICANT: Joseph Tringale**
(Rescheduled from 11/12/25, 2/11/26 and 4/8/26)
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 (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: Deborah Gaither**
 (Rescheduled from 12/10/2025)

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: IDrive Auto Parts, Inc – Kalven Hermiz**
-USE-
 (Rescheduled from 8/13/25, 10/8/25 and 11/12/25)

REPRESENTATIVE: Caren Burdi
 COMMON DESCRIPTION: 21311 Groesbeck
 LEGAL DESCRIPTION: 13-35-331-001
 ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

- 1) *APPROVED 11/12/2025* – 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) *APPROVED 11/12/2025* – 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 2 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.~~ (No longer needed)
- 7) *APPROVED 11/12/2025* – 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. ft 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 sue 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.

- | | | |
|----|---------------------|---------------------------------|
| 9. | PUBLIC HEARING: | APPLICANT: Shantell Burt |
| | REPRESENTATIVE: | Same as above. |
| | COMMON DESCRIPTION: | 32548 Newcastle |
| | LEGAL DESCRIPTION: | 13-02-130-010 |
| | ZONE: | R-1-A |

VARIANCES REQUESTED: Permission to

Retain 22’ of widened driveway from the south corner of the garage to the south property line.

ORDINANCES and REQUIREMENTS:

Section 4.06 – Yard Use: No part of any required yard, except a rear or side 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.

10. PUBLIC HEARING: **APPLICANT: Lorraine Scott and Linda Weier**
 REPRESENTATIVE: Anthony Zerilli
 COMMON DESCRIPTION: 28771 Bunert
 LEGAL DESCRIPTION: 13-13-129-008
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

- 1) Retain a 46' x 24' (1,104 square ft.) garage in addition to the 576 square ft. attached garage for a total of 1,680 square ft. of accessory structure floor area.
- 2) Waive the required hard surface driveway leading to the detached garage.

ORDINANCES and REQUIREMENTS:

Section 5.01(i) – Uses Permitted: Accessory buildings or uses customarily incident to any of the above permitted uses, when located on the same or an adjoining lot and which do not involve any business, profession, trade or occupation. One (1) private garage for each residential lot in which there is housed not more than three (3) vehicles, not more than one (1) of which may be commercial vehicle, shall be considered a legal accessory uses, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept houses within a garage when not in use; and provided, further, that no moving vans shall be houses in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

11. PUBLIC HEARING: **APPLICANT: Jonathan Sulaka**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 24800 Hoover
 LEGAL DESCRIPTION: 13-13-26-101-026
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 30' x 30' (900 square ft.) tent in an area designated for parking from 9:00 a.m. to 9:00 p.m. from June 21, 2026 through July 6, 2026.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts: Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

12. PUBLIC HEARING: **APPLICANT: Chris Corradi / Aver Signs**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 5949 Ten Mile
 LEGAL DESCRIPTION: 13-21-353-025
 ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Install a 36.9 square ft. wall sign on the gas station building, in addition to the previously granted 29 square ft. and 42.1 square ft. wall signs on the car wash, 62.34 square ft. of signage on the gas canopy and 765.66 square ft. of decorative design.

New overall total of wall signage for the gas station and car wash (which is a single) to be 170.34 square ft. and 765.66 square ft. of decorative design.
The signage for Munch House/Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

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: Chris Corradi |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 14300 Eleven Mile |
| LEGAL DESCRIPTION: | 13-24-126-028 |
| ZONE: | C-1 |

VARIANCES REQUESTED: Permission to

Install a 36.9 square ft. wall sign in addition to the previously granted 150.75 square ft. of wall signage on the north canopy, 39.75 square ft. on the south canopy, 98.22 square ft. of wall signage on the pumps, 18.66 square ft. of wall signage on the canopy poles.

New overall total of wall signage for the gas station to be 307.38 square ft. and 338.25 square ft. of decorative design.

The signage for Krispy Krunchy Chicken is for a separate business and is not included in this overall total.

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.

- | | |
|----------------------------|-------------------------------------|
| 14. PUBLIC HEARING: | APPLICANT: Ryan Debono -USE- |
| REPRESENTATIVE: | Same as above. |
| COMMON DESCRIPTION: | 7111 and 7133 Eleven Mile |
| LEGAL DESCRIPTION: | 13-16-451-028 and 13-16-451-026 |
| ZONE: | MZ, M-2, P |

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow 759,000 square ft. of open storage of vehicles on Parcel A and B, which exceeds 50% of the gross floor area of the primary structure (51,040 square ft.) and to allow storage located closer than 75' to the front property line.
- 2) Allow 33,250 square ft. of said open storage of vehicles in a P zoning district. **USE**
- 3) Allow new 6' high chain link fence with barbed wire around the new guard houses, same as previously approved around the rest of the properties.
- 4) Permit the improvements on Parcel A and B that would extend within the front setback along George Merrelli Drive including new 6' high chain link fence with barbed wire and concrete barriers in Area A and B, concrete barriers in Area D, new turnstile and chain link fence along with associated improvements in Area E.

ORDINANCES and REQUIREMENTS:

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... 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 unless the size of the lot is less than one hundred fifty (150) feet in depth...

Section 16.02(a) – Limitation of the Use: Parking areas shall be used for parking of private passenger vehicles only.

Section 4D.17(b) – Prohibited Fences and Walls. Barbed Wire: No person shall construct or cause to be constructed a fence or wall with barbed wire partially or wholly affixed to the fence or wall around any property, street, alley, lane, public highway or in front of any public place or space, except as approved for a specific location by the Zoning Board of Appeals.

Section 17.02(a) – Industrial Standards. Front Yards: M-2 front yard setback shall be 25' when not located along a major thoroughfare.

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.

15. NEW BUSINESS

16. 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.