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, July 22, 2026 at 7:00 p.m. in the Warren Community Center Cafeteria, 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 May 13, 2026, and July 8, 2026.**

6. PUBLIC HEARING: **APPLICANT: GREGG & STACEY DECKER**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 5373 Martin
LEGAL DESCRIPTION: 13-17-255-007
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
1) Construct a second detached accessory structure, a 10’ x 12’ – 120 square ft shed.
2) Retain a 16’ diameter 201 square ft. gazebo.
3) Allow a 120 square ft. shed, 201 square ft. gazebo, 270 square ft. breezeway and a 399 square ft. detached garage for a total of 990 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:
Section 4.20(A) – Detached Accessory Buildings: … The construction of all such accessory structures shall be subject to the following conditions:
3. 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.

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

Section 5.01 – Uses Permitted: In all R-1-A 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:

(i) 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 use, provided, however, any such commercial vehicle shall not exceed one (1) ton capacity, and shall be kept housed within a garage when not in use; and provided, further, that no moving vans shall be housed in private garages. All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

7. PUBLIC HEARING: **APPLICANT: XY NGUYEN**
REPRESENTATIVE: Larry Carroll
COMMON DESCRIPTION: 4820 Nine Mile
LEGAL DESCRIPTION: 13-32-129-045
ZONE: MZ, C-1, R-1-C, R-3

VARIANCES REQUESTED: Permission to
Allow 6' high decorative fence to within 17' sidewalk.

ORDINANCES and REQUIREMENTS:

Section 4D.07 – Setback Required: Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

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…

Section 13.04 – Front Yards For Commercial Buildings: A fifteen (15) foot front yard setback shall be provided by all commercial buildings in a C-1 district, measuring from the proposed right-of-way line established by the City's Master Thoroughfare Plan.

8. PUBLIC HEARING: **APPLICANT: REBECCA LANG**
REPRESENTATIVE: David Mikel
COMMON DESCRIPTION: 2209 Eight Mile
LEGAL DESCRIPTION: 13-31-355-038
ZONE: M-2

VARIANCES REQUESTED: Permission to

1) Allow a 78.125" x 46.3125" (25.13 square ft.) digital menu board with a 15.69" under clearance.
2) Allow a 28.75" x 46.3125" (9.25 square ft.) digital pre-sale board with a 15.69" under clearance.

These 2 variances are to replace items 5 and 6 of the variances granted on 5/28/2003.

ORDINANCES and REQUIREMENTS:

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.35(B) – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): One freestanding on-premise signs or advertising display…

9. PUBLIC HEARING: **APPLICANT: WINE DEPOT PARTY SHOP**
REPRESENTATIVE: John Jonna
COMMON DESCRIPTION: 23550 Van Dyke
LEGAL DESCRIPTION: 13-27-304-001
ZONE: C-2

VARIANCES REQUESTED: Permission to
1) Install a 14.6 square ft. wall sign on the northwest elevation.
2) Install a 25 square ft. wall sign on the west elevation.
3) Retain a 13' x 44' (572 square ft.) mural wall sign on the north elevation.

611.60 square ft. of total wall signage. If approved the mural will be repainted and rooftop signage will be removed.
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 no 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: SAMIER YALDO**
REPRESENTATIVE: Steve Dumont
COMMON DESCRIPTION: 22760 Dequindre
LEGAL DESCRIPTION: 13-31-103-028
ZONE: M-2

VARIANCES REQUESTED: Permission to
1) Allow a 20' maneuvering lane.
2) Allow parking spaces 20' in length.
3) Waive the required 8' wide greenbelt / 6' high wall.

ORDINANCES and REQUIREMENTS:
Section 4.32(i) – Off-street Parking Requirements: 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: 90 degree parking / 9' width / 22' length / 22' maneuvering lane.
Section 2.26(a) – Greenbelt: An eight (8) foot greenbelt shall be a solid planting strip composed of evergreen trees spaced not more than twenty (20) feet apart and not less than one (1) row of evergreen shrubs, spaced not more than five (5) feet apart and which are at least five (5) feet or more in height after one (1) full growing season after planting, and which shall be planted and maintained in a healthy growing condition by either the occupant or owner of the property.
A decorative masonry wall, not more than six (6) feet in height and not less than eight (8) inches in thickness may be substituted for either of the above greenbelts, upon approval of the Planning Directory, and shall be maintained in an attractive condition and structurally sound.

Section 17.02(C) Greenbelt – Industrial Standards: M-2 zoning district requires 8' wide greenbelt along all zoning district boundary lines which border on a more restrictive zoning district. Along all street property line but may be omitted along the front yard when the front yard is landscaped.

11. PUBLIC HEARING: **APPLICANT: CYLEX PROPERTIES LLC -USE-**
REPRESENTATIVE: Obu Wenah
COMMON DESCRIPTION: 7244 Jackson Lowr
LEGAL DESCRIPTION: 13-33-478-004
ZONE: R-1-C

VARIANCES REQUESTED: Permission to -USE-
Allow 2 family dwelling in a R-1-C zoning district.
ORDINANCES and REQUIREMENTS:
Section 7.01 – Uses Permitted: 2 family dwelling is not a permitted use in R-1-C.

12. NEW BUSINESS

a. Discussion in re: ZBA Rules of Procedure

13. 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.