Roman Nestorowicz, Chairman
William Clift, Vice-Chairman
Paul Jerzy, Secretary
Garry Watts, Asst. Secretary
Jon Green
Shaun Lindsey
Charles Perry
David Sophiea
Michael Assessor
Kayla Porvaznick
Sean Bell

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
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A Regular Meeting of the Zoning Board of Appeals Wednesday, August 26, 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, July 8, 2026, July 22, 2026 and August 12, 2026.**

6. PUBLIC HEARING: **APPLICANT: ALEX HANO**
(Rescheduled from 8/12/2026)

REPRESENTATIVE:	Eddie Hano
COMMON DESCRIPTION:	32150 Dequindre
LEGAL DESCRIPTION:	13-06-151-018
ZONE:	M-2

VARIANCES REQUESTED: Permission to

1) Allow a proposed used car lot to abut an existing automobile storage business that is located immediately to the east and south of the property.
2) Allow a 13' one-way maneuvering lane to the north of the building and a 14' one-way maneuvering lane to the south of the building.

ORDINANCES and REQUIREMENTS:

Section 15.01 – Uses Permitted: In all C-3 districts no building or land, except as otherwise provided in this ordinance, shall be erected or sued except for one (1) or more of the following specified uses:

(e) Used car lots, operating as a secondhand motor vehicle dealers, provided they comply with the following requirements:
2. Location criteria… The site must be located more than 200 feet from the property line of a site being used for the following purposes: automobile repair shop, automotive service business, tire service business, new car dealership or new automotive retail business, auto wash or vehicle laundry, or automobile storage…
Section 4.32 (i) – Off-Street Parking Requirements: 45 degree parking spaces require a minimum 17' wide maneuvering lane. One way maneuvering lane requires minimum width of 15'.

7. PUBLIC HEARING: **APPLICANT: DEBORAH LAU**
REPRESENTATIVE: Steven Lau
COMMON DESCRIPTION: 8630 Hudson
LEGAL DESCRIPTION: 13-34-183-007
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Retain a 20' x 12' (240 square ft.) carport (second garage) 2' from the side (west) property line.
ORDINANCES and REQUIREMENTS:
Section 2.09 – Carport: A partially open shelter or structure for housing of vehicles. Such structures shall comply with all yard requirements applicable to garages.
Section 4.19 (A) – Detached Garage Buildings: All detached garages located in side and rear yards and within ten (10) feet of the rear wall of any principal building shall comply with all yard requirements applicable to the principal structure in the district. In no event shall such garages locate closer than five (5) feet from any side lot lines.
Section 7.06 – Side Yards: All lots in R-1-C districts shall have two (2) side yards … On lots less than sixty (60) feet in width, which were of record on the date of adoption of this ordinance, or on lots in a proposed subdivision which has received the approval of the City Council as to lot and street layout at the time of the adoption of this ordinance, a minimum side yard of three (3) feet and a minimum combined width of both side yards of eleven (11) feet shall be permitted, provided that the principal buildings on adjoining lots shall be located not less than ten (10) feet apart, and provided the width of the overhang shall not exceed twelve (12) inches, not including gutter.

8. PUBLIC HEARING: **APPLICANT: JAMES GOVAN**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 26820 Norma
LEGAL DESCRIPTION: 13-23-103-007
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Retain a 12' x 22' (264 square ft.) covered patio in the rear yard in addition to a 484 square ft. detached garage for a total of 748 square ft. of accessory structure floor area.
ORDINANCES and REQUIREMENTS:
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.

9. PUBLIC HEARING: **APPLICANT: JOYNAL UDDIN**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 23822 Joanne
LEGAL DESCRIPTION: 13-30-403-006
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

1) Construct a second detached accessory structure: an 8' x 16' (128 square ft.) detached covered deck not placed against the detached garage.
2) Waive the required 24" rat wall under the existing 7' x 10' shed.
3) Allow a 528 square ft. detached garage, a 128 square ft. detached covered deck and a 70 square ft. shed, for a total of 726 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:

2. That the building be fixed to a permanent foundation of the type required for detached garages in the Building Code.
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 (l) – Uses Permitted: … All garages and/or accessory buildings shall not contain more than seven hundred (700) square feet of floor area.

10. PUBLIC HEARING: **APPLICANT: JIN XIAN HUANG -USE-**
REPRESENTATIVE: Zachary Van Elslander
COMMON DESCRIPTION: 28289 Hoover
LEGAL DESCRIPTION: 13-15-280-014
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Allow the C-2 use of a massage studio in a C-1 zoning district.

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Massage establishments are not a permitted use in a C-1 zoning district.

11. PUBLIC HEARING: **APPLICANT: REWORLD SOLUTIONS, LLC**
PAUL STAUDER
REPRESENTATIVE: Ken Moreland
COMMON DESCRIPTION: 21750 Hoover
LEGAL DESCRIPTION: 13-35-151-007
ZONE: M-3

VARIANCES REQUESTED: Permission to

Construct a 25' x 60' (1,500 square ft.) storage structure to within 50' of the north side property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (B) – Industrial Standards: In M-3 zoning districts 60' side yard setbacks are required.

12. PUBLIC HEARING: **APPLICANT: RONALD KACHMAN**
REPRESENTATIVE: Mohammed Uddin
COMMON DESCRIPTION: 2448 Twelve Mile
LEGAL DESCRIPTION: 13-18-126-010
ZONE: C-2

VARIANCES REQUESTED: Permission to

Property is currently going through a parcel split. Petitioner seeks the following variances:

1) Allow a 0' rear yard setback on the parcel labeled #1 on the survey.
2) Allow a 0' front yard setback on the parcel labeled #2 on the survey.

ORDINANCES and REQUIREMENTS:

Section 14.06 – Front Yard For Commercial Buildings: A front yard setback of fifteen (15) feet shall be provided for commercial buildings, measuring from the right-of-way line proposed by the Master Thoroughfare Plan of the City of Warren.

Section 14.09 – Rear Yards: In C-2 districts, a rear yard of not less than twenty (20) feet shall be required; where alleys exist, the measurement of the rear yard may include one half (1/2) the width of the alley.

13. ORDINANCE INTERPRETATION REQUEST: **APPLICANT: AL KEENA**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 30076 Dequindre
LEGAL DESCRIPTION: 13-07-152-026
ZONE: M-1

ORDINANCE INTERPRETATION REQUESTED:

Applicant requests an interpretation of Zoning Ordinance 17.02 (s).

ORDINANCES and REQUIREMENTS:

Section 20.16 – Applications Related to Interpretation of the Zoning Ordinance or Zoning Maps: Applications related to the interpretation of the zoning ordinance of the zoning maps may be made to the Zoning Board of Appeals.

Section 17.02 (S) – Industrial Standards – Open Storage Other Than Junk: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. In M-3 and M-4 zones the Planning Commission shall determine whether screening of the outside storage is necessary based on the relationship of the storage to properties zoned residential as identified in Section 3.01 (1-7) of the Zoning Ordinance.

The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor

area is not limited based on the size of the primary structure. In 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 in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line. In M-3 and M-4 zones outside storage may not be closer than one hundred fifty (150) feet from any street right-of-way line.
Lumber, including wood pallets or other combustible material, shall not be stored less than twenty (20) feet from any interior lot line. An open driveway shall be provided that has a graded roadway, is hard surfaced and maintained from the street to the storage area in order to permit clear access for fire trucks at any time to the open storage areas.

14. NEW BUSINESS

a. ZBA Rules of Procedure

15. 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.