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
Fax: (586)268-0606

A Regular Meeting of the Zoning Board of Appeals
Wednesday, September 9, 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, August 12, 2026 and August 26, 2026.**

6. ORDINANCE INTERPRETATION REQUEST: **APPLICANT: AL KEENA**
(Rescheduled from 8/26/2026)

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.

7. PUBLIC HEARING: **APPLICANT: ANGELA WILLIAMS**
REPRESENTATIVE: Johnny Williams
COMMON DESCRIPTION: 25124 Lorraine
LEGAL DESCRIPTION: 13-22-451-036
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

1) Construct a second detached accessory structure, an oversized 12’ x 14’ gazebo (168 square ft.)
2) Allow a 120 square ft. shed, a 168 square ft. gazebo and a 436 square ft. attached garage for a total of 724 square ft. of accessory structure floor area.

ORDINANCES and REQUIREMENTS:
Section 4.20 – Detached Accessory Buildings: … The construction of all such accessory structures shall be subject to the following conditions:
3) … 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 7.01 (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: DAVID SHAMBLIN**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 14227 Hendricks
LEGAL DESCRIPTION: 13-36-134-038
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Construct a 14’ x 19’ (266 square ft.) deck in the rear yard to within 10’ of the rear property line.
ORDINANCES and REQUIREMENTS:

Section 7.08 – Rear Yards: Each lot in R-1-C districts shall have a rear yard depth of not less than thirty-five (35) feet.

9. PUBLIC HEARING: **APPLICANT: LEO HAUDEK**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 11075 Cadillac
LEGAL DESCRIPTION: 13-34-203-032
ZONE: R-1-C

VARIANCES REQUESTED: Permission to
Construct a 10' x 12' (120 square ft.) shed, outside of the side building lines of the principal building and not placed against the detached garage.
ORDINANCES and REQUIREMENTS:
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…
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.

10. PUBLIC HEARING: **APPLICANT: FADWA JUNDY**
REPRESENTATIVE: Safa Jundy
COMMON DESCRIPTION: 31775 Ryan / 31779 Ryan
LEGAL DESCRIPTION: 13-06-426-016
ZONE: R-2

VARIANCES REQUESTED: Permission to
1) Widen the driveway in the front yard by extending it 15' wider in front of the house to a depth of 28' as indicated on plan for address 31775 Ryan.
2) Retain the widened driveway in the front yard that was extended 15' wider in front of the house and a depth of 28' for address 31779 Ryan.

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.

11. PUBLIC HEARING: **APPLICANT: T. VAN FOX, MHT HOUSING INC -USE-**
REPRESENTATIVE: Jeffrey Graham
COMMON DESCRIPTION: 25310 Masch
LEGAL DESCRIPTION: 13-20-379-002 and 13-20-379-005
(Parcel Combination in Progress)
ZONE: R-1-C

VARIANCES REQUESTED: Permission to -USE-

1) Allow a multiple-family dwelling in an R-1-C zoning district. USE
2) Waive 829 square ft. of required lot area.
3) Retain a 21.9' wide maneuvering lane.
4) Retain the circular drive within the front setback along Masch.
5) Waive 19 required parking spaces.

ORDINANCES and REQUIREMENTS:

Section 7.01 – Uses Permitted: Multiple-family dwellings are not a permitted use in a R-1-C zoning district.

Section 10.03 – Lot Area: … Every lot in an R-3 district on which a multiple family dwelling is to be erected shall provide a minimum lot area of seventy-two hundred (7,200) square feet for the first living unit, and not less than four thousand (4,000) square feet of lot area for each additional efficiency unit or dwelling unit with one (1) or two (2) bedrooms…

Section 4.32 (i) – Off-street Parking Requirements: 90 degree parking spaces require 22' wide maneuvering lanes.

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.

Section 4.32 – Paragraph (h) Item (2): Off-street parking requirements. Multiple dwellings and efficiency apartments require two (2) parking spaces per dwelling unit. Where community or recreation type building has been included within the site plan there shall be provided one off-street parking space for each fifty (50) square feet of floor area for said building.

12. PUBLIC HEARING: **APPLICANT: HD DEVELOPMENT OF MARYLAND INC / JOHN CHESCAVAGE -USE-**

REPRESENTATIVE:	George Ostrowski
COMMON DESCRIPTION:	25879 Hoover
LEGAL DESCRIPTION:	13-22-432-016
ZONE:	MZ, C-2, C-2, P

VARIANCES REQUESTED: Permission to -USE-

1) Allow 100 square ft. of permanent open storage in a P zoning district for propane storage in area 14 as indicated on plan. USE
2) Allow a 100 square ft. area of permanent open storage of cantilever racks in a C-2 zoning district for short term staging in area 12 as indicated on plan. USE
3) Allow 1,960 square ft. of permanent open storage for lumber unloading in a C-2 zoning district, provided the materials are moved inside within 24 hours in area 13 as indicated on plan. USE

Total of 2,160 square ft. of permanent open storage on the property.

ORDINANCES and REQUIREMENTS:

Section 16.01 – Uses Permitted: Open storage is not a permitted use in P zoning districts.

Section 14.01 – Uses Permitted: Open storage is not a permitted use in C-2 zoning districts.

13. NEW BUSINESS

a. Discussion in re: Officer Nominations

14. 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.