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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, August 12, 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 and July 22, 2026.**

6. PUBLIC HEARING: **APPLICANT: IDrive Auto Parts, Inc – Kalven Hermiz**
-USE-

(Rescheduled from 8/13/2025, 10/8/2025, 11/12/2025,
4/22/2026, 5/13/2026, 5/27/2026, 6/10/2026, 6/24/2026
and 7/8/2026)

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.

7. PUBLIC HEARING:

APPLICANT: MONIRUZZAMAN KHAN

(Rescheduled from 6/24/2026)

REPRESENTATIVE:

Hisham Turk

COMMON DESCRIPTION:

26688 Ryan

LEGAL DESCRIPTION:

13-20-101-038

ZONE:

C-2

VARIANCES REQUESTED: Permission to

- 1) Retain the driveway approach on Ryan Road to within 457' and the approach on Eleven Mile Road to within 421' of the intersection of Ryan Road and Eleven Mile Road.
- 2) Retain 31% of lot coverage.
- 3) Retain parking in the front setback along Eleven Mile Road to within 9' of the north property line, and in the side setback along Ryan Road to within 22' 7" of the west property line.

ORDINANCES and REQUIREMENTS:

Section 5.11 – Churches, Schools, Libraries and Civic Clubs: Churches, synagogues, mosques, public schools, public libraries, private educational institutions, funeral homes, community buildings, country clubs, fraternal lodges or similar civic or social clubs shall be permitted with permission of the Planning Commission pursuant to the standards set forth in Section 22.14(b)(1) and upon compliance with the following minimum requirements:

- (3) That the driveway approaches shall not be located closer than five hundred (500) feet to a major intersection.
- (7) The total site coverage shall be no more than thirty (30) percent of the lot area.
- (8) Every building shall have a front yard of not less than thirty (30) feet...
- (10) The width of the side yard abutting upon a street shall not be less than twenty (20) feet when the rear yard abuts a rear yard. However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall not be less than twenty-five (25) feet.

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| 8. | PUBLIC HEARING: | APPLICANT: AJIT K. DAS |
| | REPRESENTATIVE: | Same as above. |
| | COMMON DESCRIPTION: | 3560 Nine Mile |
| | LEGAL DESCRIPTION: | 13-31-201-034 |
| | ZONE: | C-1 |

VARIANCES REQUESTED: Permission to

Construct a parking lot set back of 22.7 feet from the north (front) property line.
Waive a 6 ft. high brick embossed poured concrete wall along the west (side) property line.

ORDINANCES and REQUIREMENTS:

Section 5.11 (8): Every building shall have a front yard of not less than thirty (30) feet.

Section 5.11 (5): That a six (6) foot wall or eight (8) foot greenbelt be provided where the site abuts a residential district or residential use.

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| 9. | PUBLIC HEARING: | APPLICANT: BEYOND CAPITAL -USE- |
| | REPRESENTATIVE: | Caren Burdi |
| | COMMON DESCRIPTION: | 21353 Edom |
| | LEGAL DESCRIPTION: | 13-35-330-001 |
| | ZONE: | M-2 |

VARIANCES REQUESTED: Permission to -USE-

Operate an indoor vehicle dismantling and recycling business in a M-2 zoning district.

ORDINANCES and REQUIREMENTS:

Section 17.02 Industrial Standards: An auto wrecking yard is not a permitted use in a M-2 zoning district.

10. PUBLIC HEARING: **APPLICANT: ALEX HANO**
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 used 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'.

11. PUBLIC HEARING: **APPLICANT: BEE TIRES LLC–BASHAR HAMO -USE-**
REPRESENTATIVE: Jeffrey Graham
COMMON DESCRIPTION: 14731 Eight Mile
LEGAL DESCRIPTION: 13-36-454-061
ZONE: C-2

VARIANCES REQUESTED: Permission to -USE-

- 1) Allow open storage in a C-2 zoning district. **USE**
- 2) Allow the storage of a semi-trailer measuring 8' x 45' x 13.5' in height to store used or shredded tires, in the front setback to within 12.2' of the east property line.
- 3) Waive 5 required parking spaces.
- 4) Allow parking in the side setback along Eight Mile Road to the property line.
- 5) Waive the required greenbelt/wall along the north property line.

ORDINANCES and REQUIREMENTS:

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

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 4.32 – Paragraph (H) Item (20) – Off-Street Parking Requirements: One (1) parking space for each five hundred (500) square feet of floor area.

Section 14.08 – Side Yards on the Street Side of Corner Lots: The width of a side yard abutting upon a street shall be not less than fifteen (15) feet when rear yards abut rear yards.

However, in the case of a rear yard abutting a side yard of an adjacent residential lot, the side yard abutting upon a street shall be not less than twenty-five (25) feet.

Section 14.04 – Greenbelt: All non-residential uses, when adjacent to an existing residence or residential district or adjacent to an alley which abuts an existing residence or residential district, shall provide and maintain a twenty (20) foot greenbelt, or decorative wall, in compliance with Section 2.26 of this ordinance.

12. NEW BUSINESS

- a. 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.