



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, June 10, 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 April 8, 2026, April 22, 2026, May 13, 2026 and May 27, 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 and 5/27/2026)
 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: THU NGUYEN -USE-
	REPRESENTATIVE:	Louie Abbo
	COMMON DESCRIPTION:	3854 Thirteen Mile
	LEGAL DESCRIPTION:	13-07-227-014
	ZONE:	C-1

VARIANCES REQUESTED: Permission to -USE-

Allow an indoor recreational center, specifically a pool/billiards establishment in a C-1 zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Indoor recreational centers are not a permitted use.

Section 14.02 – (C-2) Approval of Special Land Use Permit: Under such conditions as the City Council, after recommendation of the Planning Commission, finds the use meets the standards for approval set forth in Section 22.14 of the ordinance and subject to the conditions that may be imposed, the following uses may be permitted:

(4) Indoor recreational centers that are open for business or offer activities, services, or recreation to members, patrons or invitees between the hours of 11:00 p.m. and 5:00 a.m.

8.	PUBLIC HEARING:	APPLICANT: AJ SIGNS & INSTALLATION
	REPRESENTATIVE:	Grizel Nassar
	COMMON DESCRIPTION:	22932 Groesbeck
	LEGAL DESCRIPTION:	13-35-203-031
	ZONE:	M-1

VARIANCES REQUESTED: Permission to

- 1) Allow the following on a 260' x 4' = 1,040 square ft. gas canopy (canopy A on sign plan):
 - a. West elevation: Trimark logo 43.88" x 37" = 11.27 square ft. and "CITGO" logo 118.63" x 28" = 23.07 square ft.
 - b. North elevation: "CITGO" logo 118.63 x 28" = 23.07 square ft.
 - c. South elevation: "CITGO" logo 118.63 x 28" = 23.07 square ft.
- 2) Allow the following signage on a 200' x 4' = 800 square ft. of diesel canopy (canopy B on sign plan):
 - a. West elevation: "DIESEL" logo 128.38" x 28" = 24.96 square ft.
 - b. North elevation: "DIESEL" logo 128.38" x 28" = 24.96 square ft.
 Total signage on diesel canopy 49.92 square ft., remainder of 750.08 square ft. of decorative design.
- 3) Allow 1,840 linear feet of eyebrow downlighting between the two canopies.

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 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.

Section 4A.14 (C) – Prohibited Signs: Exterior rope lighting visible from the public right-of-way except temporary lighting and government signs.

9.	PUBLIC HEARING:	APPLICANT: EXPEDITE THE DIEHL
	REPRESENTATIVE:	Tracey Diehle / Damiane' Handa
	COMMON DESCRIPTION:	12000 Twelve Mile
	LEGAL DESCRIPTION:	13-14-101-005
	ZONE:	C-2

VARIANCES REQUESTED: Permission to

- 1) Allow an off premise monument sign (12.67' OAH, 12.67' x 7' = 88.67 square ft.)
 - 2) Allow a total of six ground signs for a total of 182.17 square ft.
- Replacing all previous sign variances for 12000 Twelve Mile.

ORDINANCES and REQUIREMENTS:

Section 4A.53: Off-premise signs prohibited.

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.35 – Signs Permitted In Commercial Business: (b) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet.

10.	PUBLIC HEARING:	APPLICANT: EXPEDITE THE DIEHL
	REPRESENTATIVE:	Tracey Diehl / Damiane' Handa
	COMMON DESCRIPTION:	11900 Twelve Mile
	LEGAL DESCRIPTION:	13-14-101-006
	ZONE:	O

VARIANCES REQUESTED: Permission to

- 1) Allow four wall signs for a total of 57.03 square ft.
- 2) Allow a total of four ground signs for a total of 59.07 square ft.
- 3) Allow the OAH of sign E26 to be 6 feet.

Replacing all previous ground signage variances for 11900 Twelve Mile.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.35 – Signs Permitted In Commercial Business: (b) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet.

Section 4A.35 – Signs Permitted In Commercial Business: (c) Total wall signage of a size not to exceed forty (40) square ft.

11.	PUBLIC HEARING:	APPLICANT: EXPEDITE THE DIEHL
	REPRESENTATIVE:	Tracey Diehl / Damiane' Handa
	COMMON DESCRIPTION:	11800 Twelve Mile
	LEGAL DESCRIPTION:	13-14-101-004
	ZONE:	R-2

VARIANCES REQUESTED: Permission to

- 1) Allow a total of 33 ground signs for a total of 1,126.10 square ft.
- 2) Allow the OAH of signs:
 - a. E23 and E40 to be 12.66 feet.
 - b. E36 to be 14.5 feet.
 - c. E46 to be 8 feet.
 - d. 10 other signs relating to parking to be 8.66 feet.

Replacing all previous ground signage variances for 11800 Twelve Mile.

ORDINANCES and REQUIREMENTS:

Section 4A.11 – Specific Sign Definitions: 22. Monument sign. A sign mounted directly to the ground with a maximum height not to exceed five (5) feet.

Section 4A.35 – Signs Permitted In Commercial Business: (b) One freestanding on-premise sign or advertising display of a size not to exceed seventy-five (75) square feet.

12. PUBLIC HEARING: **APPLICANT: SCOTT BRINKMANN**
REPRESENTATIVE: Tony Levin
COMMON DESCRIPTION: 8701 Eight Mile
LEGAL DESCRIPTION: 13-34-380-005
ZONE: M-2

VARIANCES REQUESTED: Permission to

- 1) Retain existing building height up to 40’.
- 2) Retain parking spaces in the front setback to within 30’ of the front property line along Eight Mile.
- 3) Retain 6’ chain link fence in the front setback to within 25’ of the front property line along Eight Mile.

ORDINANCES and REQUIREMENTS:

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front set back line.

Section 17.02 – Paragraph (a) Item 2 – Industrial Standards – Front Yards: In an M-2 zone where a front yard has been established by the majority of the existing buildings in a block, all buildings hereinafter erected or altered shall conform to the building line thus established, provided no building in an M-2 zone shall be required to set back further than 50 feet. Provided, further, however, notwithstanding any provisions to the contrary, in M-2 zones, yards fronting on a major thoroughfare as defined by the Master Thoroughfare Plan for the City of Warren or front yards facing a residential district shall be fifty (50) feet.

Section 17.02 (d) – Industrial Standards – Height of Buildings: 2 stories 30 feet.

13. PUBLIC HEARING: **APPLICANT: 4WARD DEVELOPMENT INC –**
ASSAAD SOBH
REPRESENTATIVE: Assad Sobh
COMMON DESCRIPTION: 7602 Twelve Mile
LEGAL DESCRIPTION: 13-13-16-226-026
ZONE: R-3

VARIANCES REQUESTED: Permission to

- 1) Allow 18 dwelling units when only 13 are permitted by ordinance.
- 2) Construct a parking lot to within 15’ of the north front property line along Twelve Mile Road and another parking lot to within 5’ of the south property line along Stanley.
- 3) Waive 5 required parking spaces.
- 4) Construct the 6’ high concrete wall along the west property line to within 25’ of the front property line along Twelve Mile and 10’ of the front property line along Stanley.

ORDINANCES and REQUIREMENTS:

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 hundred) 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, (including dents, libraries, and/or any other rooms outside kitchen, living, or dining room except bathroom) exceeding eight (80) square feet, not exceeding one hundred (150) square feet to be counted as one (1) room, and not less than five thousand (5,000) square feet for each additional three (3) or four (4) bedroom unit.

Section 10.04 – Front Yard: Each lot in R-3 districts shall have a front yard of not less than twenty-five (25) feet in depth for a one (1) story building plus ten (10) feet for each additional story or portion thereof.

Section 4.32 Paragraph (H) Item 2: Multiple dwellings and efficiency apartments. Two (2) parking spaces per dwelling unit...

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.33 (A) – Privacy Fences On Interior Lots: On interior lots in residential areas, privacy fences may be located on the lot line or immediately adjacent thereto and may be constructed not more than six (6) feet in height above the established grade of the property and shall not extend beyond either the front building of the property or into the front yard setback.

Section 4D.39 – Location: All fences and walls constructed or installed between lots shall not exceed a height of six (6) feet above the average grade of the two (2) adjoining lots and shall not extend closer to the front lot line than the established building line or front setback line.

14. PUBLIC HEARING:	APPLICANT: ALEX HANO
REPRESENTATIVE:	Same as above.
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) Waive 3 required parking spaces.
- 3) 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 second hand 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...

12. Off-street parking required. Separate off-street parking shall be provided in compliance with the regulations contained in Section 4.32 and the following provision: The minimum number of parking spaces to be provided shall be calculated based on the formula of five (5) spaces plus one (1) space per each fifteen (15) used car storage/display spaces.

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'.

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.