



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, March 11, 2026 at 7:00 p.m. in the Warren Community Center
Auditorium, 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 January 14, 2026, February 11, 2026 and Special Meeting of January 28, 2026.**
6. PUBLIC HEARING: **APPLICANT: Waynecraft Inc**
REPRESENTATIVE: Jason McFall
COMMON DESCRIPTION: 26689 Tom Allen
LEGAL DESCRIPTION: 13-22-201-009
ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Install a 6' x 22' 6" (135 square ft.) awning over the front porch to within 20' of the front property line along Tom Allen Drive.

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.

- 7. PUBLIC HEARING: **APPLICANT: Mashhud Uddin & Mamun Uddin**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 25710 Ryan
 LEGAL DESCRIPTION: 13-20-302-008
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Retain hard surfacing in the front setback to within 19' of the west property line along Ryan Road and to within 19.5' of the south property line along Marr.

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.

- 8. PUBLIC HEARING: **APPLICANT: Gabrielle Loving -USE-**
 REPRESENTATIVE: Debra and Gabrielle Loving
 COMMON DESCRIPTION: 11662 Martin
 LEGAL DESCRIPTION: 13-14-301-113
 ZONE: MZ, O, P

VARIANCES REQUESTED: Permission to -USE-

Petitioner seeks a use variance to allow C-1 use of a salon in a O zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 13A.01 – Use Regulations, In O Districts: Salon’s are not a permitted use in O zoning districts.

Section 13.01 – Uses Permitted: Salon’s are a permitted use in C-1 zoning districts.

- 9. PUBLIC HEARING: **APPLICANT: Renee Schroeder -USE-**
 REPRESENTATIVE: Christine Moilanen & Renee Schroeder
 COMMON DESCRIPTION: 15078 Thirteen Mile
 LEGAL DESCRIPTION: 13-12-230-044
 ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Petitioner seeks a use variance to allow the C-2 use of permanent make-up services (tattooing) in a C-1 zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Permanent make-up services (tattooing) is not a permitted use in a C-1 zoning district.

Section 14.01 – Uses Permitted: In all C-2 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) Theaters, public assembly buildings, bowling alleys, catering establishments, parking lots, publicly owned buildings, conservatories, sales and show rooms, studios, mortuary establishments and tattoo parlors.

10.	PUBLIC HEARING:	APPLICANT: Jason Ghannam
	REPRESENTATIVE:	Haitham Sitto
	COMMON DESCRIPTION:	14 Mile
	LEGAL DESCRIPTION:	13-01-228-020
	ZONE:	MZ, C-1, P

VARIANCES REQUESTED: Permission to

Allow an off-premises ground sign on this parcel that will be a 2nd ground sign for the shopping center that is located on parcel # 12-13-01-228-023.

ORDINANCES and REQUIREMENTS:

Section 4A.14 – Prohibited Signs: The following types of signs are prohibited in all districts, unless it is a public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative:

(j) Off-premises signs other than billboards, election and special events or activities signs as regulation in this ordinance.

Section 4A.37 – Shopping Centers: Regardless of the zoning district, shopping centers as defined in Section 2.67 are permitted the following signage:

(b) One freestanding on-premise identification sign of a size not to exceed one hundred and fifty (150) square feet in size and which shall not exceed twenty-five (25) feet in height shall be allowed for each shopping center.

11.	PUBLIC HEARING:	APPLICANT: Jason Ghannam
	REPRESENTATIVE:	Haitham Sitto
	COMMON DESCRIPTION:	32801 Hayes
	LEGAL DESCRIPTION:	13-01-228-023
	ZONE:	MZ, C-1, P

VARIANCES REQUESTED: Permission to

Retain existing 96" x 96" (64 square ft.) ground sign along Hayes with the following:

- 1) An under clearance of 102".
- 2) A setback of 7' 6" from the sidewalk along Hayes.

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.17 – Setbacks: The following setback regulations shall apply to signs location in all zoning districts:

(b) All freestanding or ground signs shall be setback from the right-of-way line a minimum distance equal to the height of the sign.

12. PUBLIC HEARING: **APPLICANT: Jason Ghannam -USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 32875 Hayes
LEGAL DESCRIPTION: 13-01-228-023
ZONE: MZ, C-1, P

VARIANCES REQUESTED: Permission to -USE-

Allow the storage of swimming pool supplies, a C-3 use in a C-1 zoning district. **USE**

ORDINANCES and REQUIREMENTS:

Section 13.01 – Uses Permitted: Warehousing/storage is not a permitted use in C-1 zoning districts.

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:

(b) Any wholesale business including warehouse and storage buildings, lumber yards, building material yards, dealing in unused-material, laundry and dry cleaning establishments, but not including junk yards or used auto parts or auto wrecking establishments or business handling wastes, coal yards, junk, the incubation, raising or storing of poultry, the slaughtering of animals, poultry and those business which are offensive by reason of odor, dust, smoke, gas, vapor, noise or vibration.

13. PUBLIC HEARING: **APPLICANT: Mario Isshac -USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 25200 Easy
LEGAL DESCRIPTION: 13-24-452-025
ZONE: M-2

VARIANCES REQUESTED: Permission to -USE-

Allow 10,530 square ft. of open storage of trucks and trailers in a P zoning district in addition to 12,636 square ft. that is permitted in a M-2 zoning district for a total of 23,166 square ft. of open storage. **USE**

ORDINANCES and REQUIREMENTS:

Section 16.02 – Limitation of the use: Open storage is not a permitted use in a P zoning district.

14. PUBLIC HEARING: **APPLICANT: Family Fun Fireworks – Jenna Nola
Michael Kanakry**
REPRESENTATIVE: Caren Burdi
COMMON DESCRIPTION: 30800 Hoover
LEGAL DESCRIPTION: 13-11-101-033
ZONE: MZ, C-1, P, C-2

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 20' x 50' (1,000 square ft.) tent, with a 10' buffer around the tent, in an area designated for parking from 9:00 a.m. to 10:00 p.m. June 15, 2026 through July 5, 2026.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval:

No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

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| 15. PUBLIC HEARING: | APPLICANT: Family Fun Fireworks – Jenna Nola |
| REPRESENTATIVE: | Caren Burdi |
| COMMON DESCRIPTION: | 26800 Dequindre |
| LEGAL DESCRIPTION: | 13-19-101-017 |
| ZONE: | C-2 |

VARIANCES REQUESTED: Permission to

- 1) Conduct a temporary outdoor retail sales operation without a permanent building.
- 2) Conduct a temporary outdoor sales operation in a 20' x 40' (800 square ft.) tent, with a 10' buffer around the tent, in an area designated for parking from 9:00 a.m. to 10:00 p.m. June 15, 2026 through July 5, 2026.

ORDINANCES and REQUIREMENTS:

Section 4.48 – Temporary Outdoor Retail Sales in Commercial and Industrial Districts:

Temporary outdoor retail sales may be permitted in conjunction with a permanent building in C-1, C-2, C-3, M-1 and M-2 zoning districts.

Section 4.52 (d) – Standards for Temporary Outdoor Retail Sales Approval:

No sales activity or display of merchandise shall be permitted in the area designated for required off-street parking for the existing or temporary use.

16. NEW BUSINESS

17. 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.